

This Instrument Prepared by/Return To:
FRANK H. FEE, III, ESQUIRE
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, Florida 34950

CONSIDERATION: \$10.00
DOCUMENTARY STAMPS: \$.70

CITY OF FORT PIERCE RIGHTS-OF-WAY DEED

THIS CITY OF FORT PIERCE RIGHTS-OF-WAY DEED, made the _____ day of _____, 2023, by **CITY OF FORT PIERCE, FLORIDA, a municipal corporation**, whose address is 100 North U.S. Highway 1, Fort Pierce, Florida, 34950 (hereinafter, "**City**") and **ST. LUCIE COUNTY, a political subdivision of the State of Florida**, having its principal office at 2300 Virginia Avenue, Fort Pierce, Florida, 34982 (hereinafter, "**County**").

WITNESSETH, that **City**, for and in consideration of the sum of \$10.00 to it in hand paid by **County**, receipt whereof is hereby acknowledged, and further in consideration of certain terms and provisions of an unrecorded agreement for the exchange of rights-of-way between **County** and **City** dated November 15, 2022, has granted, bargained, transferred and sold to **County**, its successors or assigns forever, the following described rights-of-way interests lying and being in St. Lucie County, Florida:

SEE EXHIBIT "A" APPENDED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR GENERAL OR LEGAL DESCRIPTIONS OF RIGHTS-OF-WAY TRANSFERRED, TOGETHER WITH any appurtenances owned by City for retention pond(s) and storm water system(s) necessary to drain the right-of-way conveyed, and further TOGETHER WITH all other tenements, hereditaments and appurtenances thereunto belonging and now deemed part of the described right-of-way interest.

1. **Use Restrictive Covenant; Reverter.** Subject to the right of **County** for replacement/termination of Avenue M Extension hereinafter provided, the **City** rights-of-way hereby transferred to **County** are now devoted to the public purpose of public access and shall henceforth each be restricted to use fulfilling a public purpose. In the event the substantial, predominant use made of any of the rights-of-way transferred, including Avenue M Extension prior to any replacement/termination thereof, shall be for any purpose other than a public purpose, title to the particular right-of-way interest so used and its appurtenances shall immediately revert to, and re-vest in, **City**. In respect of Avenue M Extension right-of-way, **City** acknowledges the present intention of **County** to acquire ownership of replacement right-of-way for Avenue M Extension, and to provide new street right-of-way designed, permitted and constructed to **County's** public street specifications at the expense of **County** to provide improved access to the **County's** Harbor Pointe property. Upon completion of these intended plans for replacement right-of-way, **County** is permitted to terminate or abandon its right-of-way interest in Avenue M Extension. The new and improved street right-of-way shall

be used for public purpose and made subject to the use restriction with right of reverter imposed and held by City hereunder.

2. **Waiver of Sub-surface Reservation.** City relinquishes and waives the reservation of sub-surface interests, if any, in minerals, etc., and the right of access, if any, to explore as referenced and permitted by F.S. §270.11(1).

IN WITNESS WHEREOF, City has caused these presents to be executed in its name by its Mayor and City Clerk, the day and year first above written.

Signed, sealed and delivered
in our presence:

CITY OF FORT PIERCE, FLORIDA

Printed Name: _____

By: _____
Linda Hudson, Mayor

Printed Name: _____

ATTEST:
By: _____
Linda Cox, City Clerk

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____, 2023, by **Linda Hudson, as Mayor of CITY OF FORT PIERCE, FLORIDA**, who is personally known to me or who provided a Florida driver's license as identification and who did not take an oath.

(SEAL)

PUBLIC

_____, NOTARY

My Commission Expires:
My Commission No.:

EXHIBIT “A”

I. Avenue M Extension

II. Port Avenue

III. Harbor Street

IV. North Indian River Drive from Seaway Drive to Fisherman’s Wharf

V. Fisherman’s Wharf from the Florida East Coast Railway (FEC) Right-of-Way to its Eastern Terminus

VI. North Second Street from Seaway Drive to its Northern Terminus

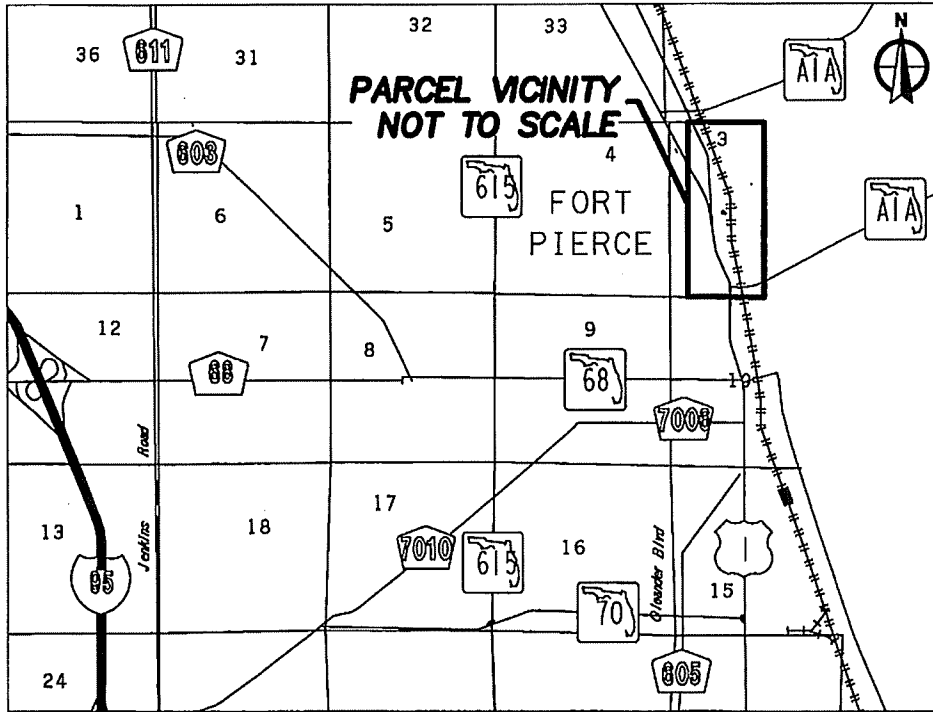
EXHIBIT “A”

I. Avenue M Extension

[Sheets (Pages) 1 through 7, inclusive]

EXHIBIT "A"

LOCATION MAP:



LEGEND:

Δ	=	CENTRAL ANGLE
B	=	BASELINE
C.C.R.	=	CERTIFIED CORNER RECORD
ESMT	=	EASEMENT
EXIST.	=	EXISTING
FND	=	FOUND
IR	=	IRON ROD
L	=	LENGTH OF CURVE
O.R.B.	=	OFFICIAL RECORDS BOOK
O/S	=	OFFSET
(P)	=	PLAT
P.B.	=	PLAT BOOK
PERP	=	PERPETUAL
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PL	=	PROPERTY LINE
PT	=	POINT OF TANGENCY
PC	=	POINT OF CURVATURE
PRC	=	POINT OF REVERSE CURVE
R	=	RADIUS
RGE.	=	RANGE
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
SIRC	=	SET IRON ROD AND CAP STAMPED "LB7055"
S.R.	=	STATE ROAD
STA.	=	STATION
TWP.	=	TOWNSHIP

○ = SET 5/8" IRON ROD AND CAP STAMPED "WGI LB7055", UNLESS OTHERWISE DESCRIBED

SURVEYOR'S NOTES:

1) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD), OF 1983, ADJUSTMENT OF 2011 (NAD 83/2011). A BEARING OF N14°42'11"W HAS BEEN ESTABLISHED BETWEEN MONUMENTS 10001 AND 10004.

POINT No.	NORTHING	EASTING	DESCRIPTION
10001	1,135,895.542	874,594.639	SET MAG NAIL & DISK LB7055
10004	1,138,499.909	873,911.249	SET MAG NAIL & DISK LB7055

2) THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

3) THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED.

4) ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

5) THIS DOCUMENT CONSISTS OF SEVEN (7) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A BOUNDARY SURVEY


PROJECT:	AVE "M" EXTENSION	TASK:	PARCEL SKETCH AND LEGAL DESCRIPTION
PREPARED BY:	 2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD	AVE M EXT.DWG
		DRAWN/DESIGNED	EA
		CHECKED/QC	RO
		JOB NO.	6651.01
	DATE	7/10/2023	SHEET: 1 OF 7

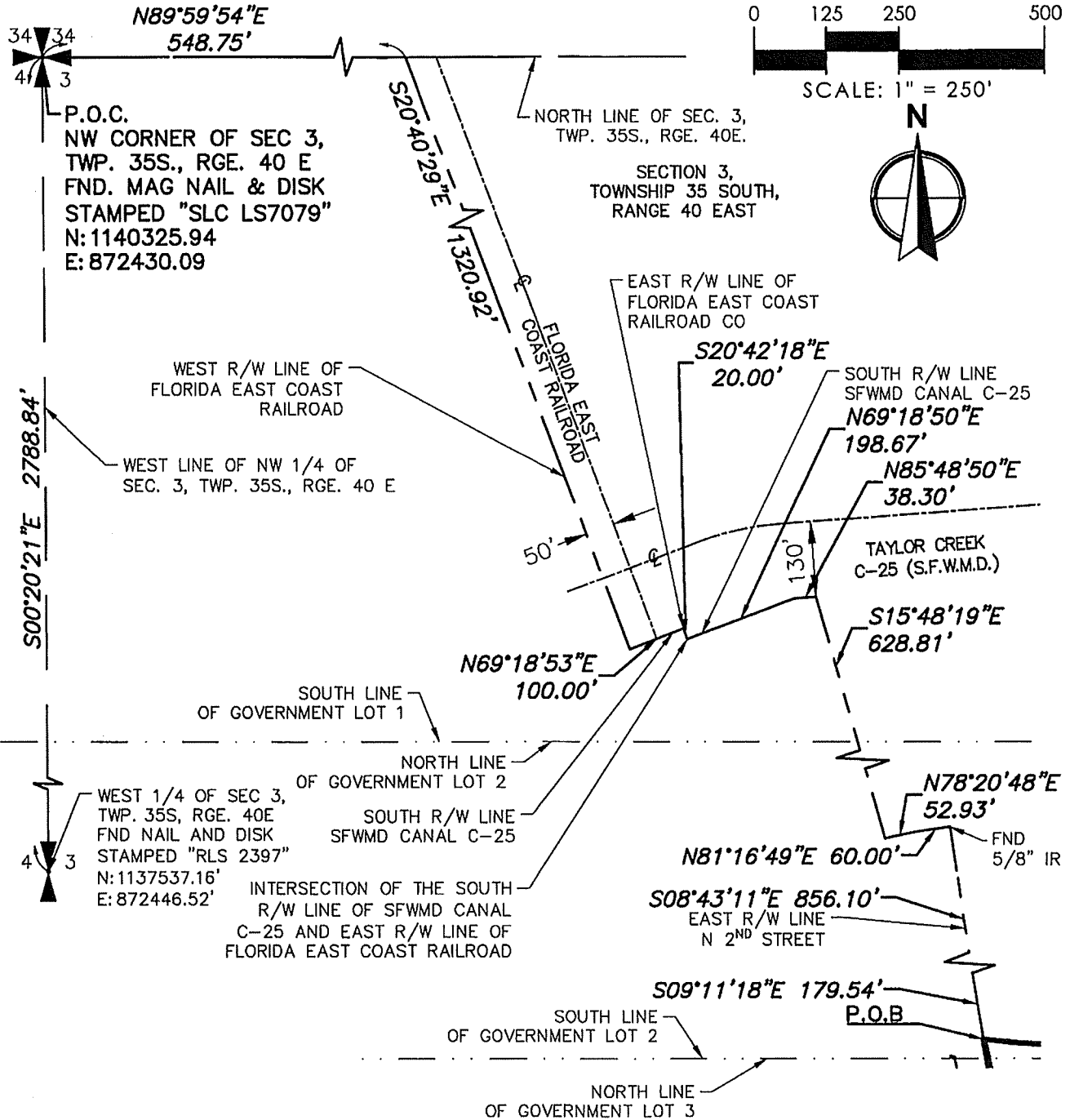
EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

0 125 250 500



SCALE: 1" = 250'



SEE SHEET # 3 FOR CONTINUATION


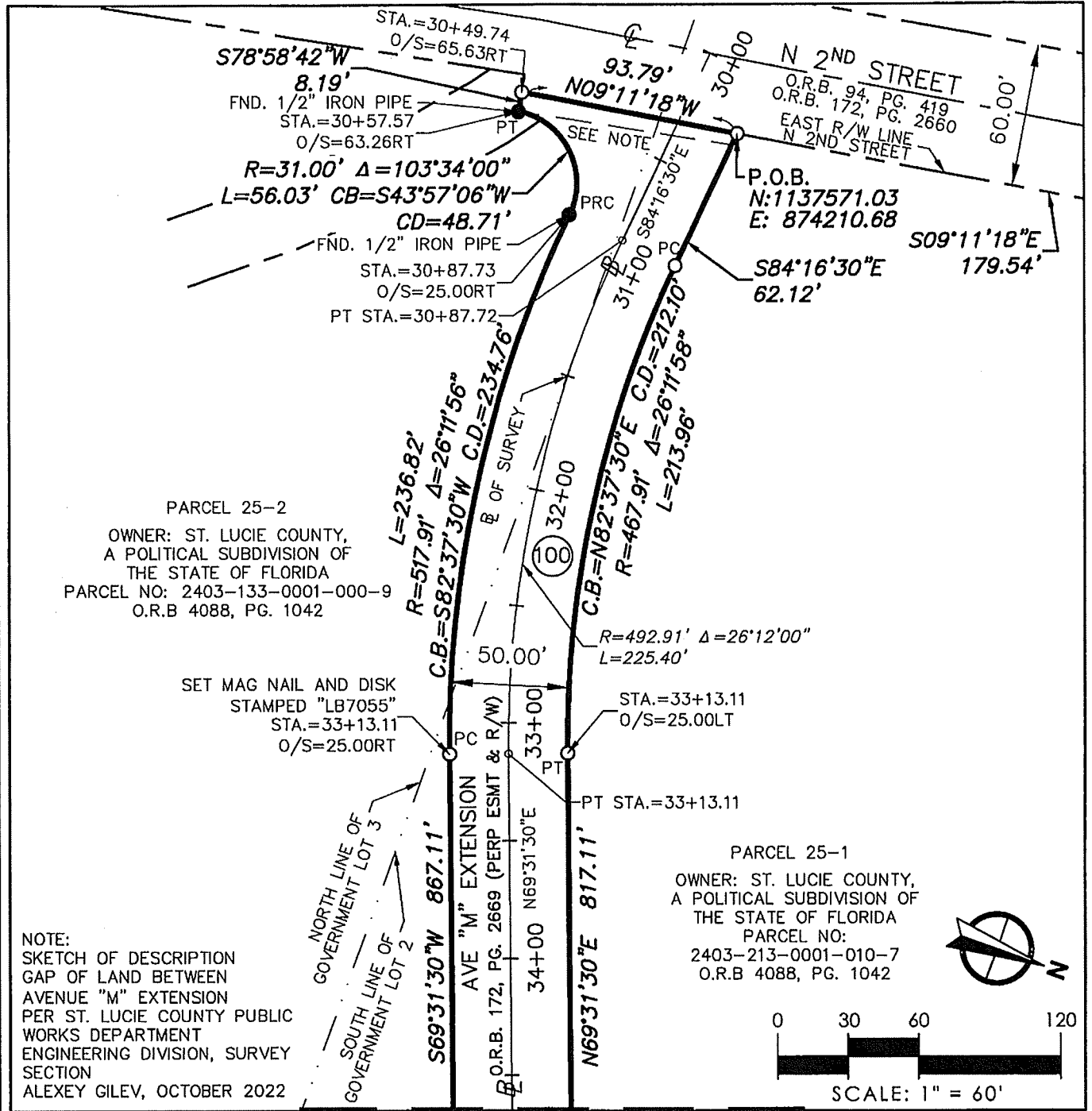
PROJECT: AVE "M" EXTENSION		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY: 		CAD: AVE M EXT.DWG	
2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055		DRAWN/DESIGNED: EA	SHEET: 2 OF 7
		CHECKED/QC: RO	
		JOB NO.: 6651.01	
		DATE: 7/10/2023	

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MATCH LINE - SHEET 04


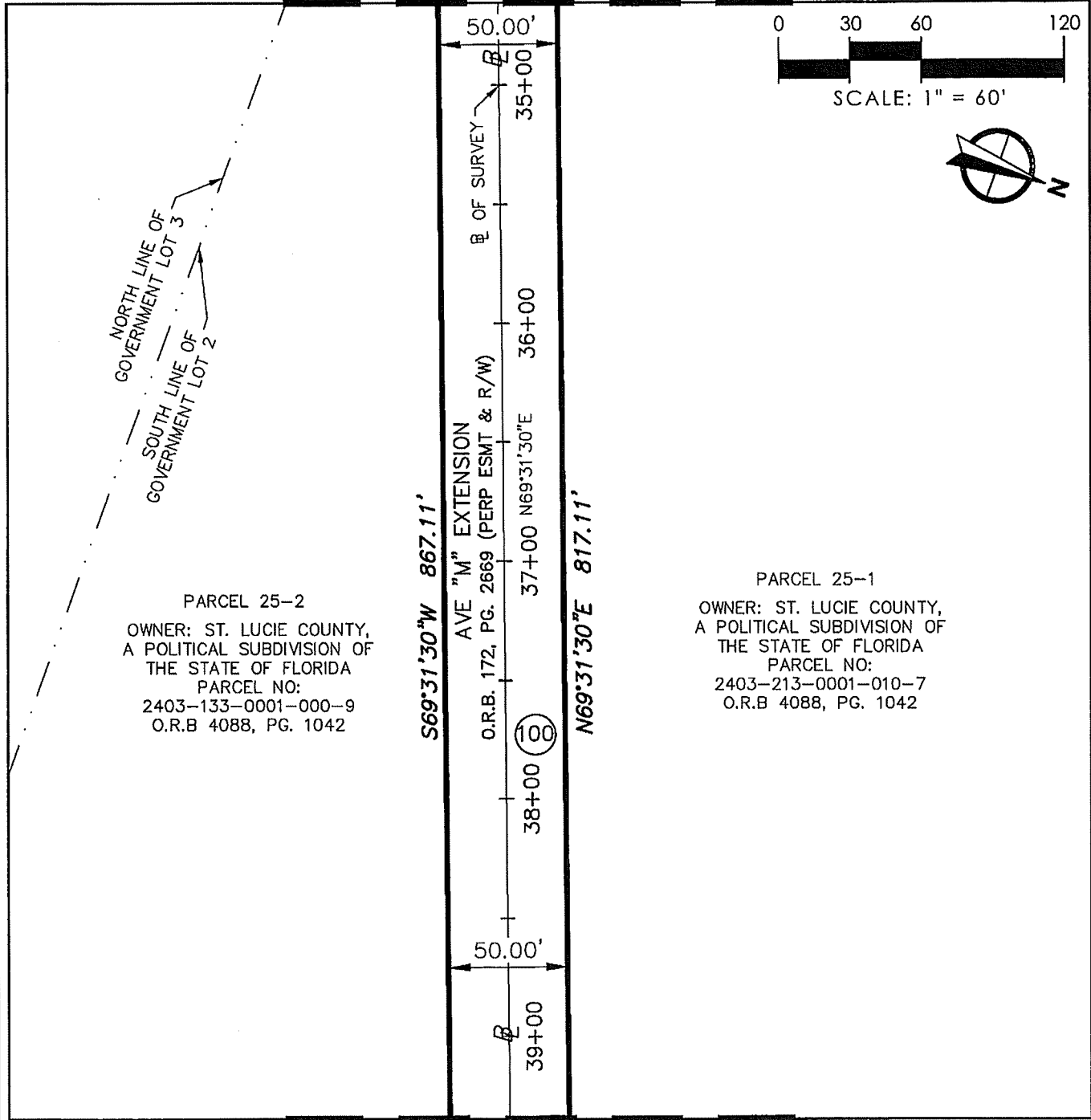
PROJECT: AVE "M" EXTENSION		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY: 		CAD: AVE M EXT.DWG	
2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055		DRAWN/DESIGNED: EA	SHEET: 3 OF 7
		CHECKED/QC: RO	
		JOB NO.: 6651.01	
		DATE: 7/10/2023	

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE - SHEET 03



MATCH LINE - SHEET 05


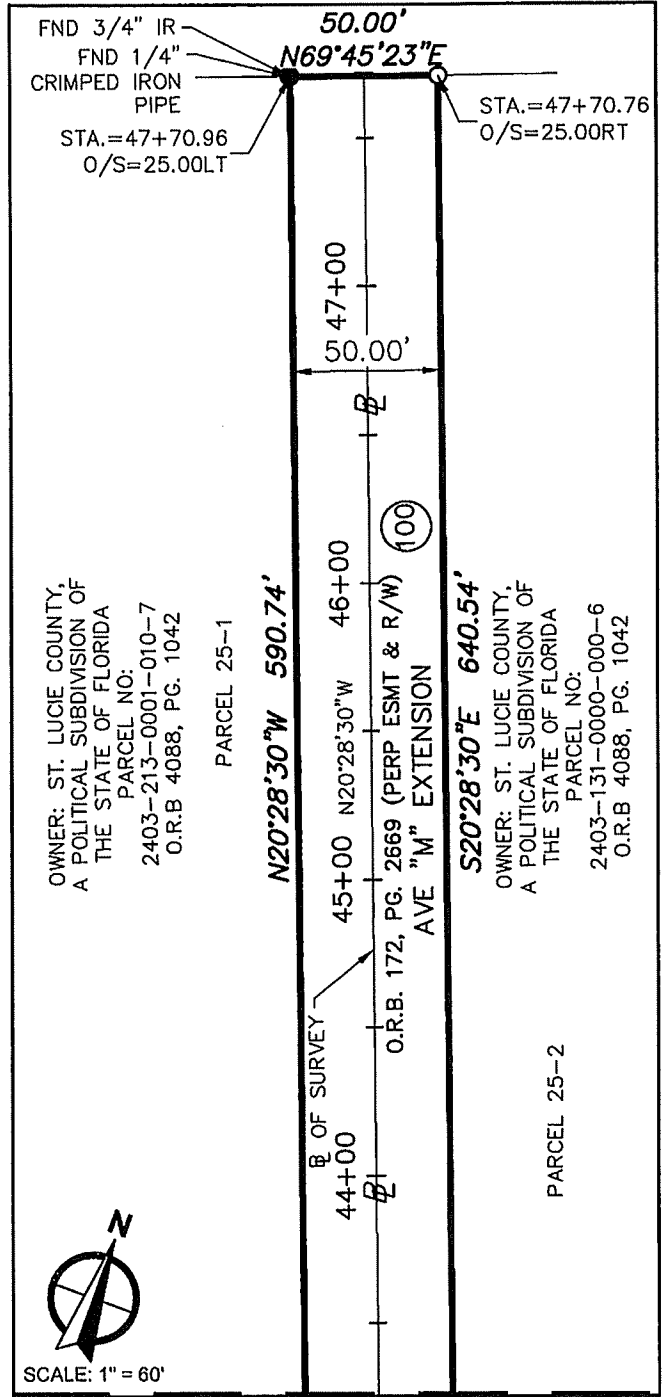
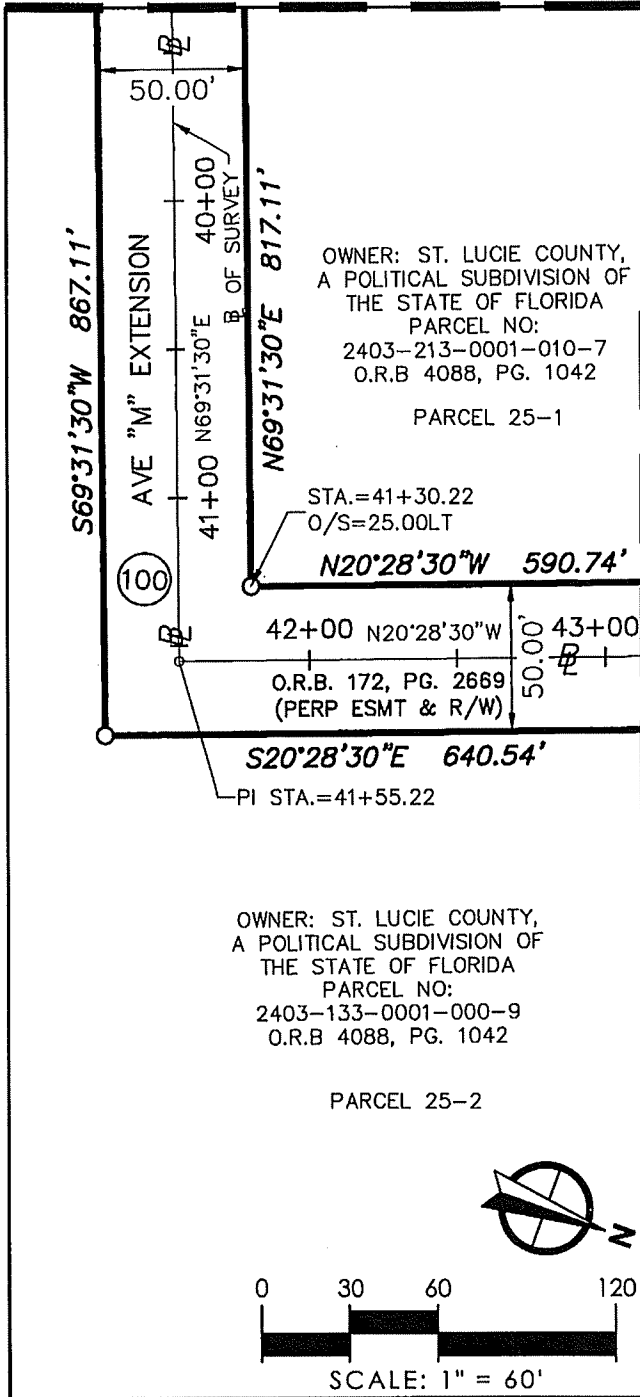
PROJECT: AVE "M" EXTENSION		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY: 		CAD: AVE M EXT.DWG	
2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055		DRAWN/DESIGNED: EA	SHEET: 4 OF 7
		CHECKED/QC: RO	
		JOB NO.: 6651.01	
		DATE: 7/10/2023	

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE - SHEET #04



MATCH LINE - ABOVE - LEFT SIDE


PROJECT: AVE "M" EXTENSION	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: AVE M EXT.DWG	SHEET: 5 OF 7
	DRAWN/DESIGNED: EA	
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
DATE: 7/10/2023		

EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF LAND, COMMONLY KNOWN AS AVENUE "M" EXTENSION, AS PREVIOUSLY DESCRIBED IN OFFICIAL RECORDS BOOK 172, AT PAGES 2669 TO 2671 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND MAG NAIL & DISK STAMPED "SLC LS7079" MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE, NORTH 89°59'54" EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 548.75 FEET TO A POINT 50 FEET WESTERLY FROM THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AS MEASURED AT RIGHT ANGLES THERETO; THENCE, SOUTH 20°40'29" EAST, PARALLEL TO AND 50 FEET WESTERLY FROM THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1,320.92 FEET TO A POINT ON THE SOUTH OF RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (S.F.W.M.D.) C-25 CANAL; THENCE, NORTH 69°18'53" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, SOUTH 20°42'18" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION BETWEEN SAID RIGHT-OF-WAY LINES OF THE S.F.W.M.D. C-25 CANAL AND THE FLORIDA EAST COAST RAILROAD; THENCE, NORTH 69°18'50" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 198.67 FEET; THENCE, NORTH 85°48'50" EAST, A DISTANCE OF 38.30 FEET; THENCE, SOUTH 15°48'19" EAST, A DISTANCE OF 628.81 FEET; THENCE, NORTH 78°20'48" EAST, A DISTANCE OF 52.93 FEET; THENCE, NORTH 81°16'49" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N 2ND STREET; THENCE, CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STREET FOR THE FOLLOWING TWO (2) COURSES: (1) SOUTH 08°43'11" EAST, A DISTANCE OF 856.10 FEET; THENCE, (2) SOUTH 09°11'18" EAST, A DISTANCE OF 179.54 FEET TO THE POINT OF BEGINNING. THENCE, SOUTH 84°16'30" EAST, A DISTANCE OF 62.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 26°11'58", A RADIUS OF 467.91 FEET, A LONG CHORD BEARING OF NORTH 82°37'30" WEST, AND A LONG CHORD DISTANCE OF 212.10 FEET; THENCE, EASTERLY ALONG SAID CURVE A DISTANCE OF 213.96 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 69°31'30" EAST, A DISTANCE OF 817.11 FEET; THENCE, NORTH 20°28'30" WEST, A DISTANCE OF 590.74 FEET TO THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN

THIS IS NOT A BOUNDARY SURVEY


PROJECT: AVE "M" EXTENSION	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: AVE M EXT.DWG	SHEET: 6 OF 7
	DRAWN/DESIGNED: EA	
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
	DATE: 7/10/2023	

EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

OFFICIAL RECORD BOOK 1053, AT PAGE 2867, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, NORTH 69°45'23" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 50.00 FEET; THENCE, SOUTH 20°28'30" EAST, A DISTANCE OF 640.54 FEET; THENCE, SOUTH 69°31'30" WEST, A DISTANCE OF 867.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 26°11'56", A RADIUS OF 517.91 FEET, A LONG CHORD BEARING OF SOUTH 82°37'30" WEST, AND A LONG CHORD DISTANCE OF 234.76 FEET; THENCE, WESTERLY ALONG SAID CURVE A DISTANCE OF 236.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE, SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, BEING TANGENT TO THE AFORESAID CURVE, HAVING A CENTRAL ANGLE OF 103°34'00", A RADIUS OF 31.00 FEET, A LONG CHORD BEARING OF SOUTH 43°57'06" WEST, AND A LONG CHORD DISTANCE OF 48.71 FEET, FOR AN ARC LENGTH OF 56.03 FEET; THENCE, SOUTH 78°58'42" WEST, A DISTANCE OF 8.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 2ND STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 172, AT PAGE 2660, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, NORTH 09°11'18" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 93.79 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 87,636.46 SQUARE FEET OR 2.012 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17 FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Randolph Ortega Digitally signed by Randolph
Gonzalez Ortega Gonzalez
Date: 2023.07.10 17:33:34 -04'00'

RANDOLPH ORTEGA GONZALEZ DATE
FLORIDA SURVEYOR AND MAPPER NO 7284
WGI, INC.
2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
CERTIFICATE OF AUTHORIZATION LB7055

THIS IS NOT A BOUNDARY SURVEY


PROJECT: AVE "M" EXTENSION	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: AVE M EXT.DWG	SHEET: 7 OF 7
	DRAWN/DESIGNED: EA	
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
DATE: 7/10/2023		

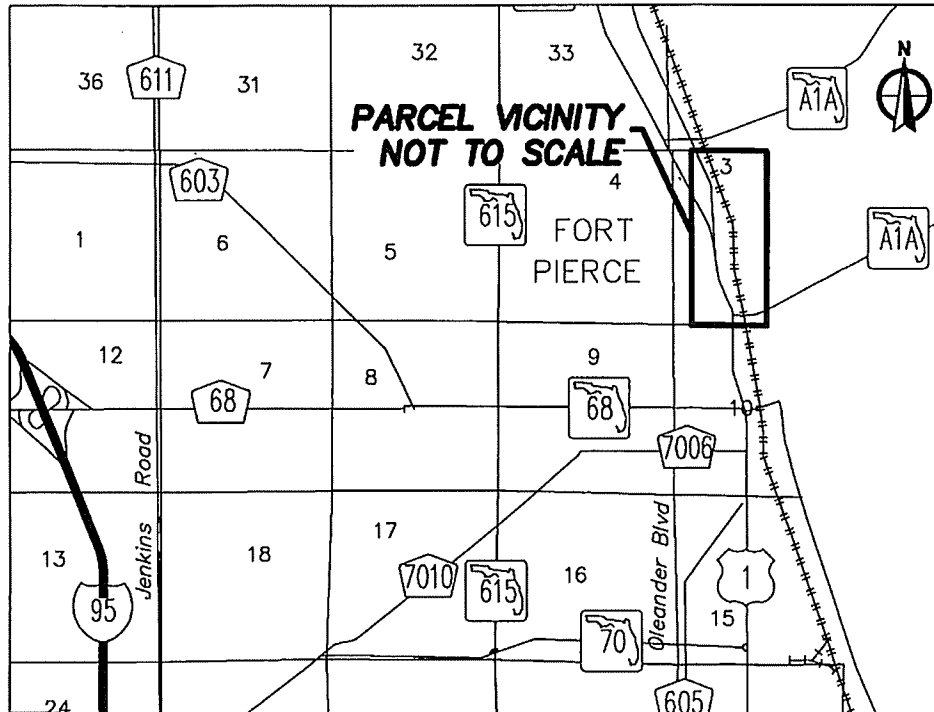
EXHIBIT "A"

II. Port Avenue

[Sheets (Pages) 1 through 3, inclusive]

EXHIBIT "A"

LOCATION MAP:



LEGEND:

Δ	=	CENTRAL ANGLE
B	=	BASELINE
C.B.	=	CHORD BEARING
C.D.	=	CHORD DISTANCE
C.C.R.	=	CERTIFIED CORNER RECORD
EXIST.	=	EXISTING
IRC	=	IRON ROD AND CAP
L	=	LENGTH OF CURVE
O.R.B.	=	OFFICIAL RECORDS BOOK
(P)	=	PLAT
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
PL	=	PROPERTY LINE
R	=	RADIUS
RGE.	=	RANGE
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
S.R.	=	STATE ROAD
STA.	=	STATION
TWP.	=	TOWNSHIP
PT	=	POINT OF TANGENCY
PC	=	POINT OF CURVATURE
FND	=	FOUND
PI	=	POINT OF INTERSECTION

○ = SET 5/8" IRON ROD AND CAP STAMPED "WGI LB7055" OR MAG NAIL AND DISK STAMPED "WGI LB7055"

SURVEYOR'S NOTES:

1) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD), OF 1983, ADJUSTMENT OF 2011 (NAD 83/2011). A BEARING OF N14°42'11"W HAS BEEN ESTABLISHED BETWEEN MONUMENTS 10001 AND 10004.

POINT No.	NORTHING	EASTING	DESCRIPTION
10001	1,135,895.542	874,594.639	SET MAG NAIL & DISK LB7055
10004	1,138,499.909	873,911.249	SET MAG NAIL & DISK LB7055

2) THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

3) THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED.

4) ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

5) THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A BOUNDARY SURVEY

PROJECT: PORT AVENUE

TASK: PARCEL SKETCH AND LEGAL DESCRIPTION

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD 665101_PORT.DWG

DRAWN/DESIGNED JS

CHECKED/QC RO

JOB NO. 6651.01

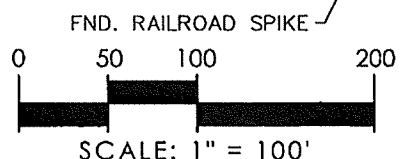
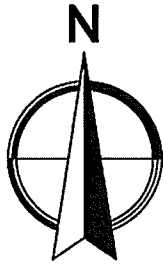
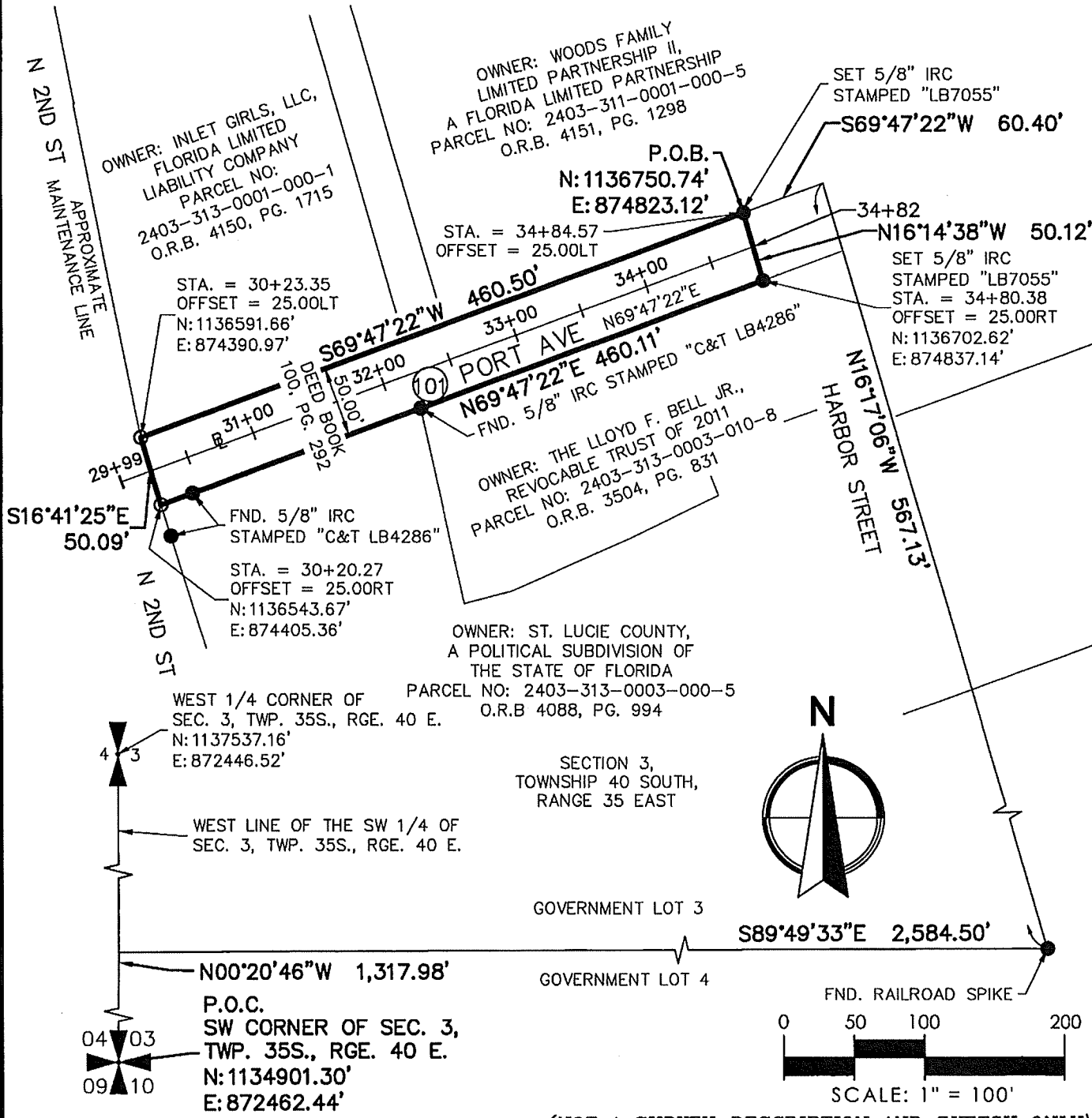
DATE 6/6/2023

SHEET:

1 OF 3

EXHIBIT A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)


PROJECT: PORT AVENUE		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 888.909.2220 www.wgInc.com Cert No. 6091 - LB No. 7095		CAD 665101_PORT.DWG	
		DRAWN/DESIGNED JS	
		CHECKED/QC RO	
		JOB NO. 6551.01	
		DATE 6/6/2023	
		SHEET: 2 OF 3	

EXHIBIT A

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PARCEL OF LAND COMMONLY KNOWN AS PORT AVENUE, LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUN NORTH 00°20'46" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 1,317.98 FEET TO A LINE DIVIDING GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 3; THENCE RUN SOUTH 89°49'33" EAST ALONG SAID GOVERNMENT LOT LINE, A DISTANCE OF 2,584.50 FEET TO A RAILROAD SPIKE; THENCE RUN NORTH 16°17'06" WEST, A DISTANCE OF 567.13 FEET; THENCE RUN SOUTH 69°47'22" WEST, A DISTANCE OF 60.40 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 69°47'22" WEST ALONG THE NORTHERLY RIGHT OF WAY OF PORT AVENUE, A DISTANCE OF 460.50 FEET; THENCE RUN SOUTH 16°41'25" EAST, A DISTANCE OF 50.09 FEET; THENCE RUN NORTH 69°47'22" EAST, A DISTANCE OF 460.11 FEET; THENCE RUN NORTH 16°14'38" WEST, A DISTANCE OF 50.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,015 SQUARE FEET MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17 FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Randolph Ortega Digitally signed by Randolph
Gonzalez Ortega Gonzalez 06/12/2023
Date: 2023.06.12 19:06:29 -04'00'

RANDOLPH ORTEGA GONZALEZ DATE
FLORIDA SURVEYOR AND MAPPER NO 7284
WGI, INC.

2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411

CERTIFICATE OF AUTHORIZATION LB7055

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)


PROJECT: PORT AVENUE		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 8091 - LB No. 7055	CAD 665101_PORT.DWG		SHEET: 3 OF 3
	DRAWN/DESIGNED JS		
	CHECKED/QC RO		
	JOB NO. 6651.01		
DATE 6/6/2023			

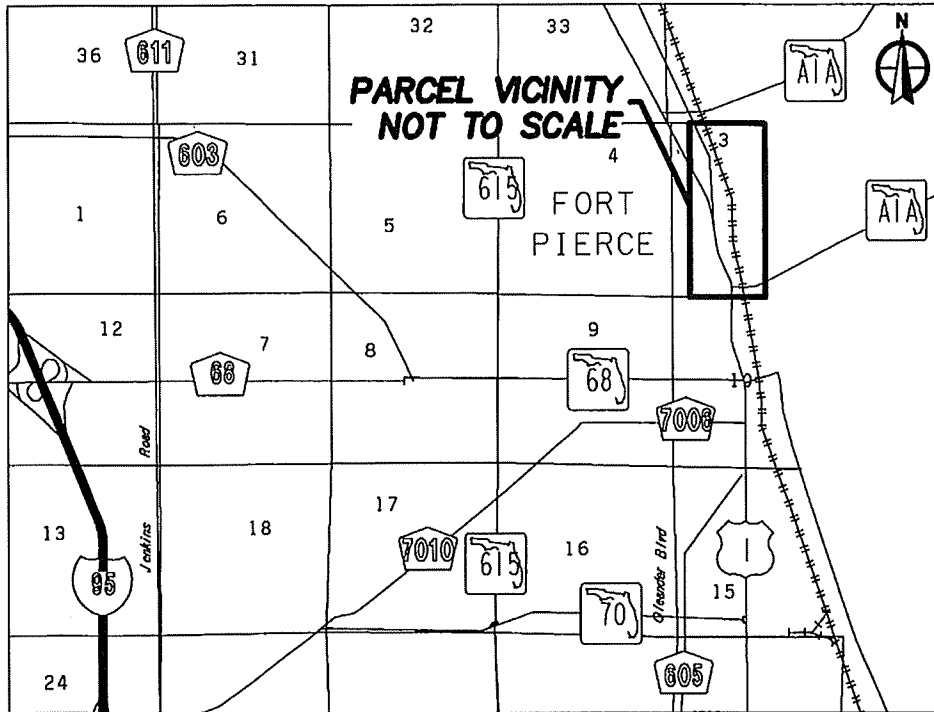
EXHIBIT "A"

III. Harbor Street

[Sheets (Pages) 1 through 3, inclusive]

EXHIBIT "A"

LOCATION MAP:



LEGEND:

- Δ = CENTRAL ANGLE
- B = BASELINE
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- C.C.R. = CERTIFIED CORNER RECORD
- EXIST. = EXISTING
- L = LENGTH OF CURVE
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PL = PROPERTY LINE
- R = RADIUS
- RGE. = RANGE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R. = STATE ROAD
- STA. = STATION
- TWP. = TOWNSHIP
- PI = POINT OF INTERSECTION
- PC = POINT OF CURVATURE
- FND = FOUND
- PT = POINT OF TANGENCY
- = SET 5/8" IRON ROD AND CAP STAMPED "WGI LB7055", UNLESS DESCRIBED OTHERWISE

SURVEYOR'S NOTES:

1) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD), OF 1983, ADJUSTMENT OF 2011 (NAD 83/2011). A BEARING OF N14°42'11"W HAS BEEN ESTABLISHED BETWEEN MONUMENTS 10001 AND 10004.

POINT No.	NORTHING	EASTING	DESCRIPTION
10001	1,135,895.542	874,594.639	SET MAG NAIL & DISK LB7055
10004	1,138,499.909	873,911.249	SET MAG NAIL & DISK LB7055

2) THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

3) THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED.

4) ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

5) THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

THIS IS NOT A BOUNDARY SURVEY


PROJECT:	HARBOR STREET	TASK:	PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:	 2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD	665101_HARBOR.DWG	
		DRAWN/DESIGNED	JS	SHEET: 1 OF 3
		CHECKED/QC	RO	
		JOB NO.	6651.01	
		DATE	6/26/2023	

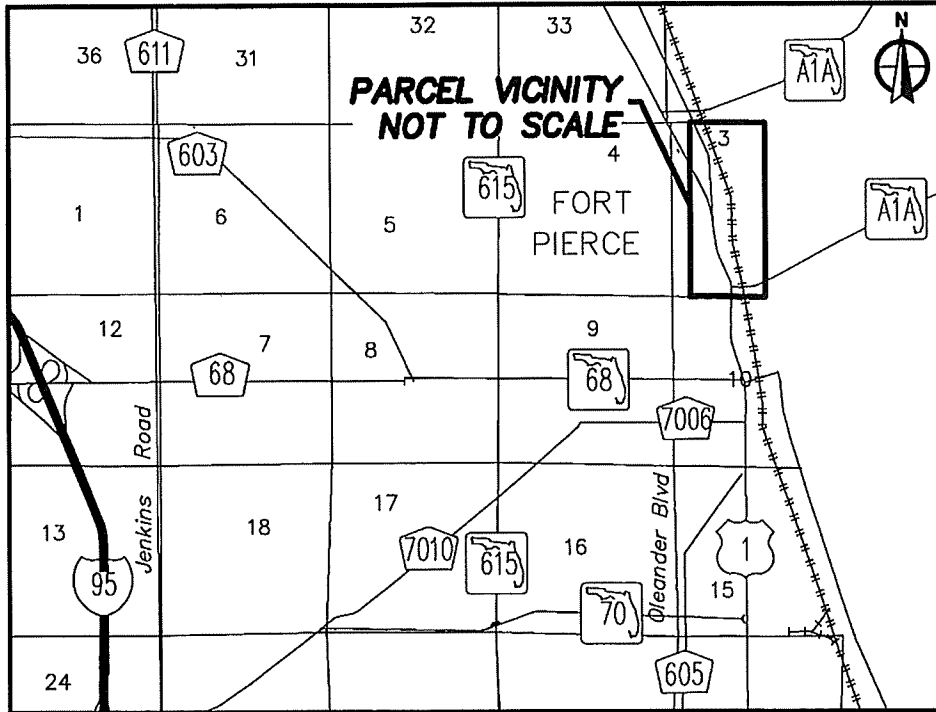
EXHIBIT "A"

**IV. North Indian River Drive from Seaway
Drive to Fisherman's Wharf**

[Sheets (Pages) 1 through 4, inclusive]

EXHIBIT "A"

LOCATION MAP:



LEGEND:

- Δ = CENTRAL ANGLE
- B = BASELINE
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- C.C.R. = CERTIFIED CORNER RECORD
- EXIST. = EXISTING
- IRC = IRON ROD AND CAP
- L = LENGTH OF CURVE
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PL = PROPERTY LINE
- R = RADIUS
- RGE. = RANGE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R. = STATE ROAD
- STA. = STATION
- TWP. = TOWNSHIP
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- FND = FOUND
- PT = POINT OF INTERSECTION
- F.S. = FLORIDA STATUTE

○ = SET 5/8" IRON ROD AND CAP STAMPED "WGI LB7055", UNLESS DESCRIBED OTHERWISE

SURVEYOR'S NOTES:

1) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD), OF 1983, ADJUSTMENT OF 2011 (NAD 83/2011). A BEARING OF N14°42'11"W HAS BEEN ESTABLISHED BETWEEN MONUMENTS 10001 AND 10004.

POINT No.	NORTHING	EASTING	DESCRIPTION
10001	1,135,895.542	874,594.639	SET MAG NAIL & DISK LB7055
10004	1,138,499.909	873,911.249	SET MAG NAIL & DISK LB7055

2) THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

3) THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED.

4) ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

5) THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. THIS IS NOT A BOUNDARY SURVEY


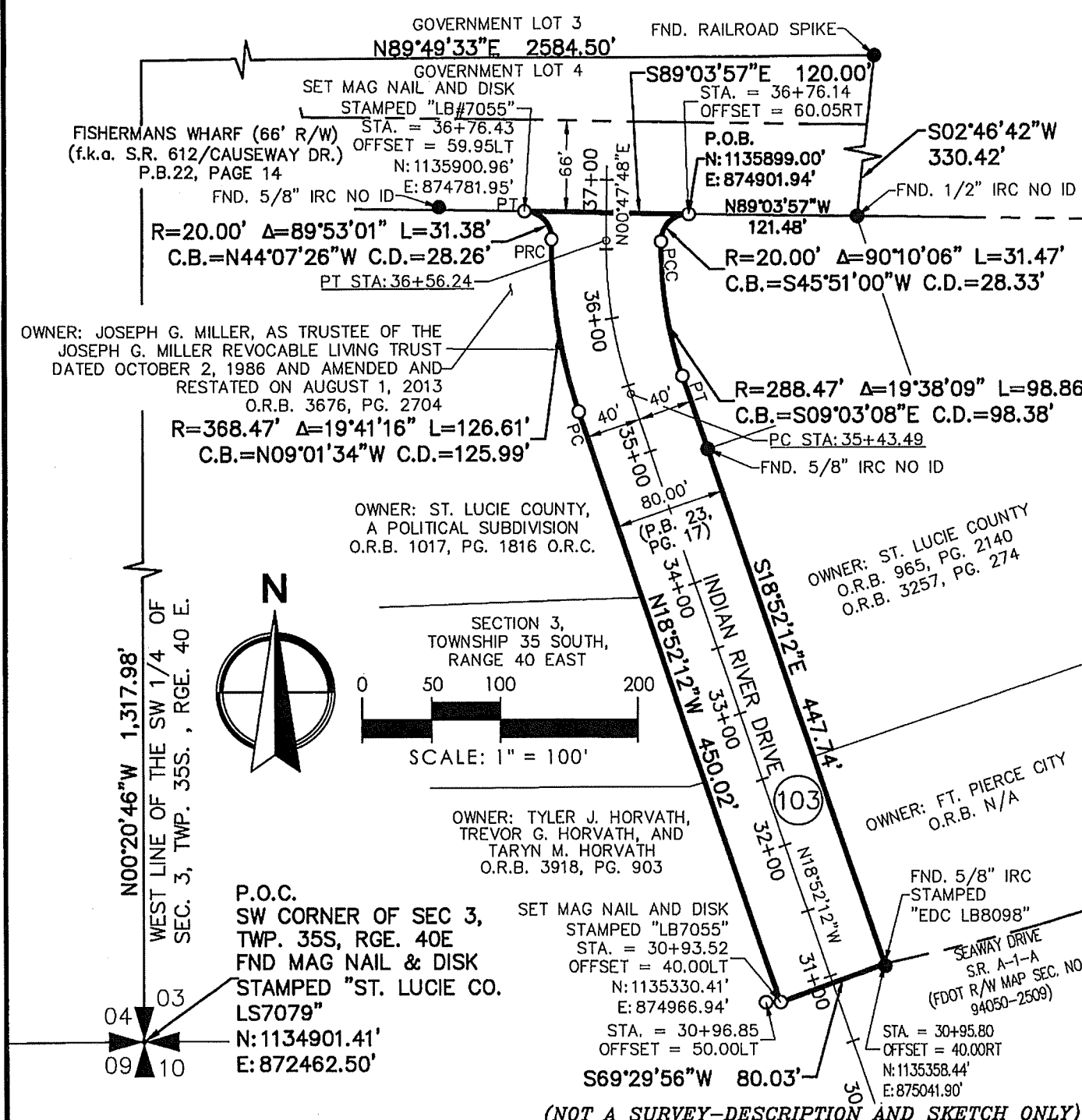
PROJECT:	INDIAN RIVER DRIVE	TASK:	PARCEL SKETCH AND LEGAL DESCRIPTION
PREPARED BY:	 2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD	665101_INDIAN.DWG
		DRAWN/DESIGNED	JS
		CHECKED/QC	RO
		JOB NO.	6651.01
		DATE	6/28/2023
			SHEET: 1 OF 4

EXHIBIT A

SKETCH TO ACCOMPANY LEGAL DESCRIPTION




PROJECT: INDIAN RIVER DRIVE	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:	CAD 665101_INDIAN.DWG	
 2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	DRAWN/DESIGNED JS	SHEET: 2 OF 4
	CHECKED/QC RO	
	JOB NO. 6551.01	
	DATE 6/28/2023	

EXHIBIT A

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF INDIAN RIVER DRIVE, AS RECORDED IN PLAT BOOK 23, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING NORTH OF SEAWAY DRIVE, ALSO KNOWN AS STATE ROAD A1A, AS DEPICTED IN RIGHT OF WAY MAP SECTION 94050-2509 FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND SOUTH OF FISHERMAN'S WHARF FORMERLY KNOWN AS STATE ROAD 162 (CAUSEWAY DRIVE), IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN NORTH 00°20'46" WEST, A DISTANCE OF 1317.98 FEET TO THE LINE DIVIDING GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 3; THENCE RUN NORTH 89°49'33" EAST, A DISTANCE OF 2,584.50 FEET TO A FOUND RAILROAD SPIKE; THENCE RUN SOUTH 02°46'42" WEST, A DISTANCE OF 330.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF FISHERMANS WHARF; THENCE RUN NORTH 89°03'57" WEST, A DISTANCE OF 121.48 FEET TO THE INTERSECTION BETWEEN THE SOUTHERLY RIGHT-OF-WAY LINE OF FISHERMAN'S WHARF AND THE EASTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE AS RECORDED IN PLAT BOOK 23, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 90°10'06", A RADIUS OF 20.00 FEET, A LONG CHORD BEARING OF SOUTH 45°51'00" WEST, AND A LONG CHORD DISTANCE OF 28.33 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE FOR THE FOLLOWING THREE (3) COURSES: (1) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.47 FEET TO THE POINT OF COMPOUND CURVATURE; THENCE (2) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, BEING TANGENT TO THE AFORESAID CURVE, HAVING A CENTRAL ANGLE OF 19°38'09", A RADIUS OF 288.47 FEET, A LONG CHORD BEARING OF SOUTH 09°03'08" EAST, AND A LONG CHORD DISTANCE OF 98.38 FEET, FOR AN ARC LENGTH OF 98.86 FEET TO THE POINT OF TANGENCY; THENCE (3)

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)


PROJECT: INDIAN RIVER DRIVE	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD 665101_INDIAN.DWG	SHEET: 3 OF 4
	DRAWN/DESIGNED JS	
	CHECKED/QC RO	
	JOB NO. 6651.01	
DATE 6/28/2023		

EXHIBIT A

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

SOUTH 18°52'12" EAST, A DISTANCE OF 447.74 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID SEAWAY DRIVE; THENCE SOUTH 69°29'56" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SEAWAY DRIVE, A DISTANCE OF 80.03 FEET TO THE INTERSECTION BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF SEAWAY DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE AS RECORDED IN PLAT BOOK 23, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF INDIAN RIVER DRIVE FOR THE FOLLOWING THREE (3) COURSES: (1) NORTH 18°52'12" WEST, A DISTANCE OF 450.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 19°41'16", A RADIUS OF 368.47 FEET, A LONG CHORD BEARING OF NORTH 09°01'34" WEST, AND A LONG CHORD DISTANCE OF 125.99 FEET; THENCE (2) NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 126.61 FEET TO THE POINT OF REVERSE CURVATURE; THENCE, (3) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, BEING TANGENT TO THE AFORESAID CURVE, HAVING A CENTRAL ANGLE OF 89°53'01", A RADIUS OF 20.00 FEET, A LONG CHORD BEARING OF NORTH 44°07'26" WEST, AND A LONG CHORD DISTANCE OF 28.26 FEET, FOR AN ARC LENGTH OF 31.38 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FISHERMAN'S WHARF; THENCE RUN SOUTH 89°03'57" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.072 ACRES MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17 FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Randolph Digitally signed by Randolph
Ortega Gonzalez
Ortega Gonzalez Date: 2023.06.29 17:45:26 -04'00'

RANDOLPH ORTEGA GONZALEZ DATE
FLORIDA SURVEYOR AND MAPPER NO 7284
WGI, INC.

2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
CERTIFICATE OF AUTHORIZATION LB7055

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)


PROJECT: INDIAN RIVER DRIVE	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wgInc.com Cert No. 6091 - LB No. 7055	CAD 665101_INDIAN.DWG	SHEET: 4 OF 4
	DRAWN/DESIGNED JS	
	CHECKED/QC RO	
	JOB NO. 6651.01	
DATE 6/28/2023		

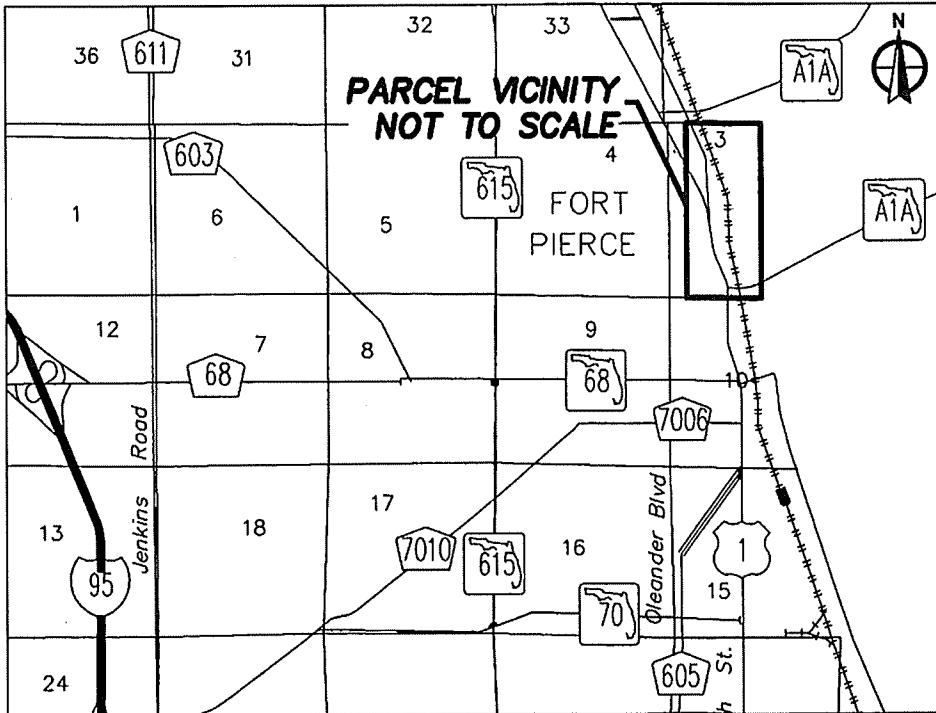
EXHIBIT "A"

**V. Fisherman's Wharf from the
Florida East Coast Railway (FEC)
Right-of-Way to its Eastern Terminus**

[Sheets (Pages) 1 through 7, inclusive]

EXHIBIT "A"

LOCATION MAP:



LEGEND:

Δ	=	CENTRAL ANGLE
B	=	BASELINE
C.B.	=	CHORD BEARING
C.D.	=	CHORD DISTANCE
C.C.R.	=	CERTIFIED CORNER RECORD
EXIST.	=	EXISTING
IRC	=	IRON ROD & CAP
IR	=	IRON ROD
L	=	LENGTH OF CURVE
O.R.B.	=	OFFICIAL RECORDS BOOK
O/S	=	OFFSET
(P)	=	PLAT
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P	=	PROPERTY LINE
R	=	RADIUS
RGE.	=	RANGE
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
S.R.	=	STATE ROAD
STA.	=	STATION
TWP.	=	TOWNSHIP
PT	=	POINT OF TANGENCY
PC	=	POINT OF CURVATURE
FND	=	FOUND
F.S.	=	FLORIDA STATUTE

- ① = OWNERSHIP LABEL, SEE SHEET 5 FOR OWNERSHIP INFORMATION
- = SET 5/8" IRON ROD AND CAP STAMPED "WGI LB7055", UNLESS DESCRIBED OTHERWISE

SURVEYOR'S NOTES:

1) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD), OF 1983, ADJUSTMENT OF 2011 (NAD 83/2011). A BEARING OF N14°42'11"W HAS BEEN ESTABLISHED BETWEEN MONUMENTS 10001 AND 10004.

POINT No.	NORTHING	EASTING	DESCRIPTION
10001	1,135,895.542	874,594.639	SET MAG NAIL & DISK LB7055
10004	1,138,499.909	873,911.249	SET MAG NAIL & DISK LB7055

2) THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

3) THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED.

4) ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

5) THIS DOCUMENT CONSISTS OF SEVEN (7) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

6) NO RECORDED EVIDENCE OF RIGHT OF WAY DEDICATION WAS FOUND OR PROVIDED. FISHERMAN'S WHARF AND AVENUE H RIGHT OF WAY SHOWN HEREON IS DETERMINED BASED ON BEST AVAILABLE EVIDENCE AND IS CONSIDERED "APPROXIMATE" BASED ON FLORIDA STATUTE 95.361 FOR MAINTENANCE. THIS IS NOT A BOUNDARY SURVEY


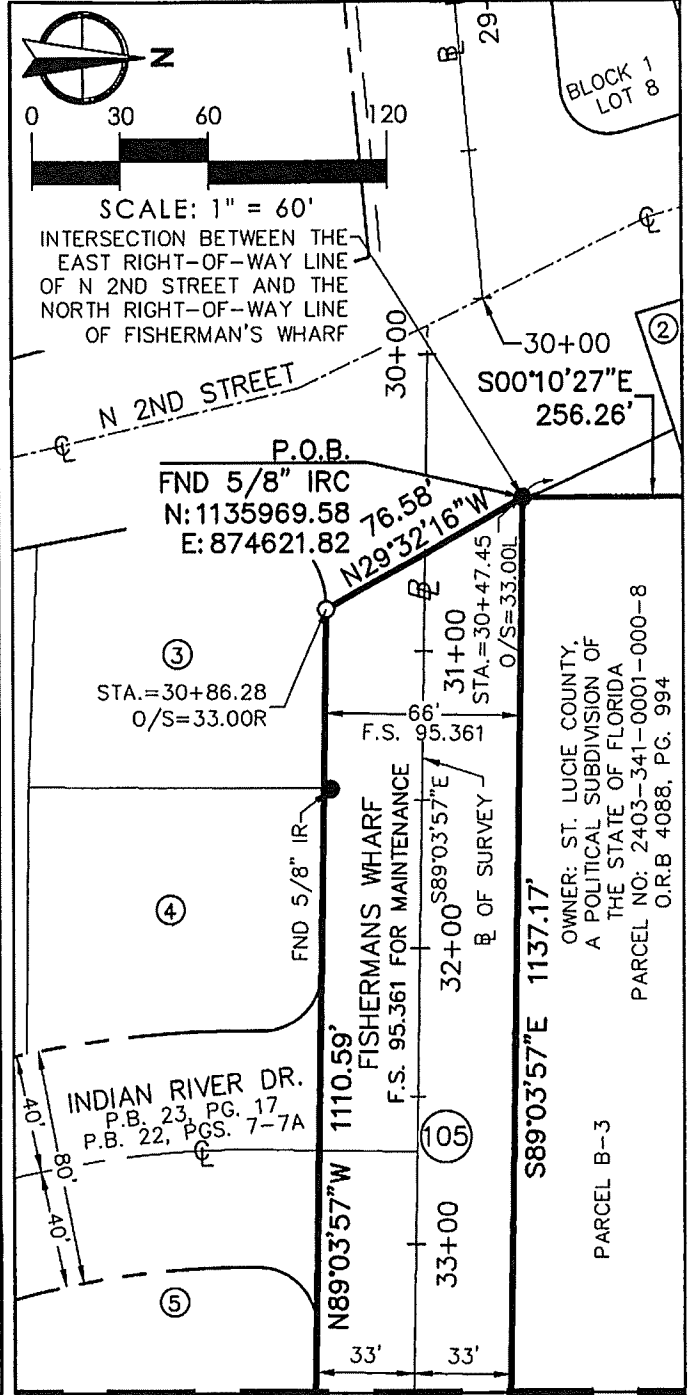
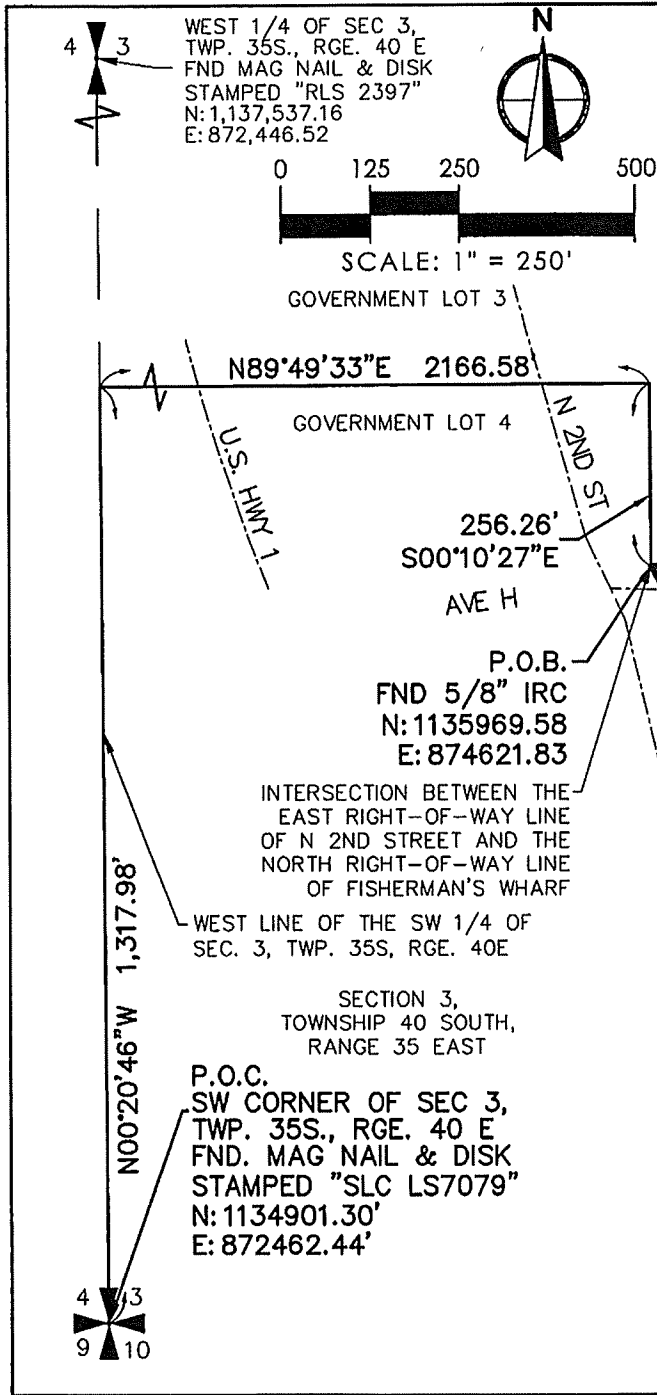
PROJECT: FISHERMAN'S WHARF / AVENUE "H"	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD FISHERMANS WHARF.DWG	
	DRAWN/DESIGNED EA	SHEET: 1 OF 7
	CHECKED/QC RO	
	JOB NO. 6851.01	
	DATE 7/11/2023	

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SEE SHEET # 3 FOR CONTINUATION

PROJECT: FISHERMAN'S WHARF / AVENUE "H"

TASK: PARCEL SKETCH AND LEGAL DESCRIPTION

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD: FISHERMAN'S WHARF.DWG

DRAWN/DESIGNED: EA

CHECKED/QC: RO

JOB NO.: 6651.01

DATE: 7/11/2023

SHEET:

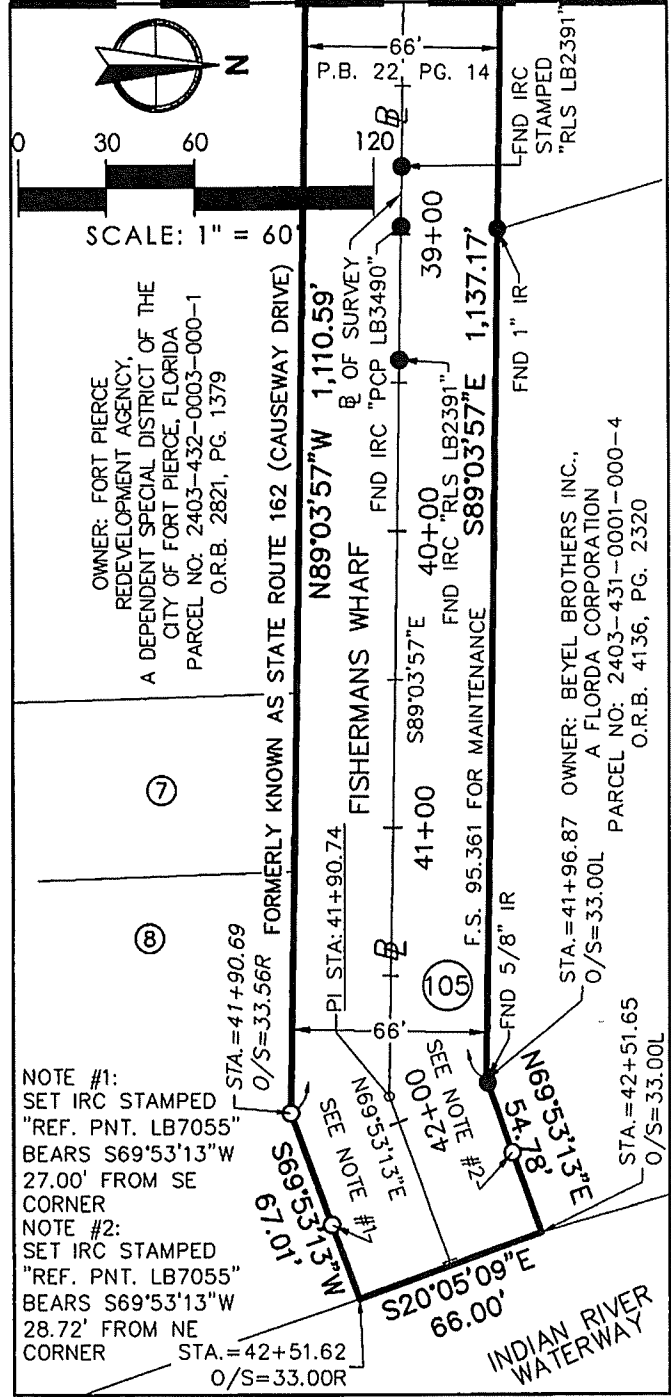
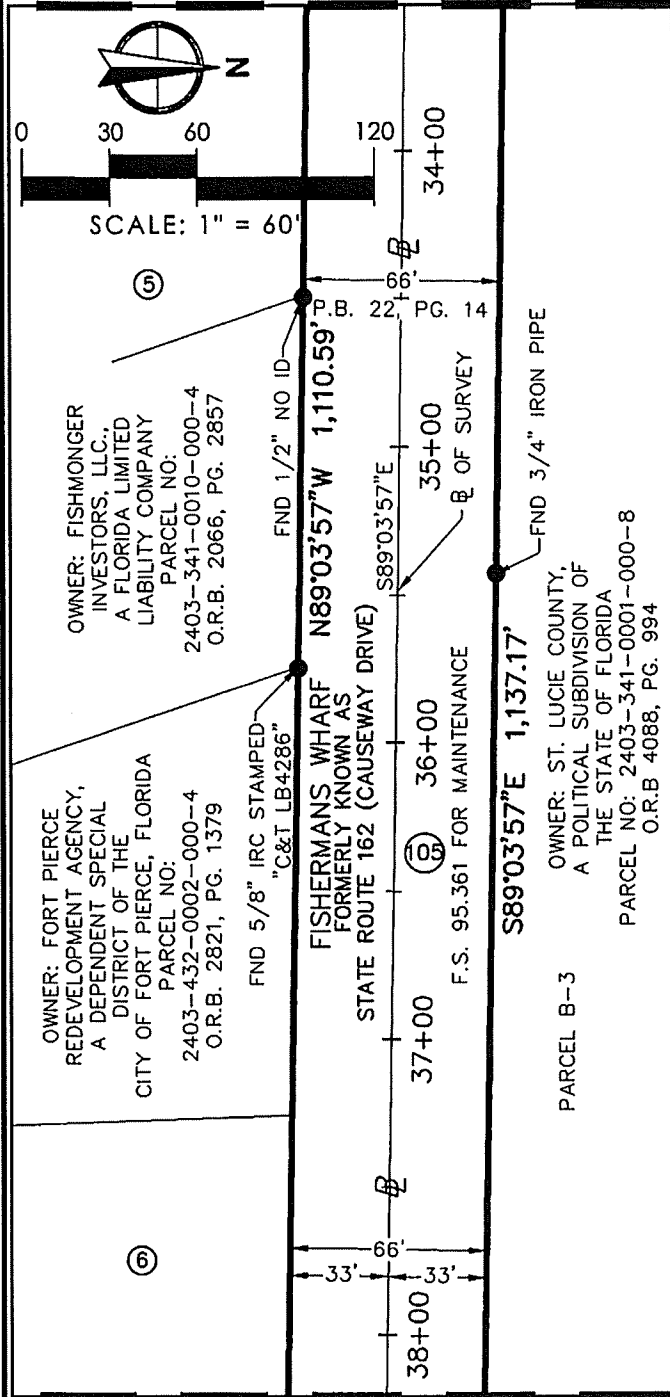
2 OF 7

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MATCH LINE - SHEET #02

MATCH LINE - BELOW - LEFT SIDE



MATCH LINE - ABOVE - RIGHT SIDE

PROJECT: FISHERMAN'S WHARF / AVENUE "H"

TASK: PARCEL SKETCH AND LEGAL DESCRIPTION

PREPARED BY:

CAD: FISHERMAN'S WHARF.DWG



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

DRAWN/DESIGNED: EA

SHEET:

CHECKED/QC: RO

3 OF 7

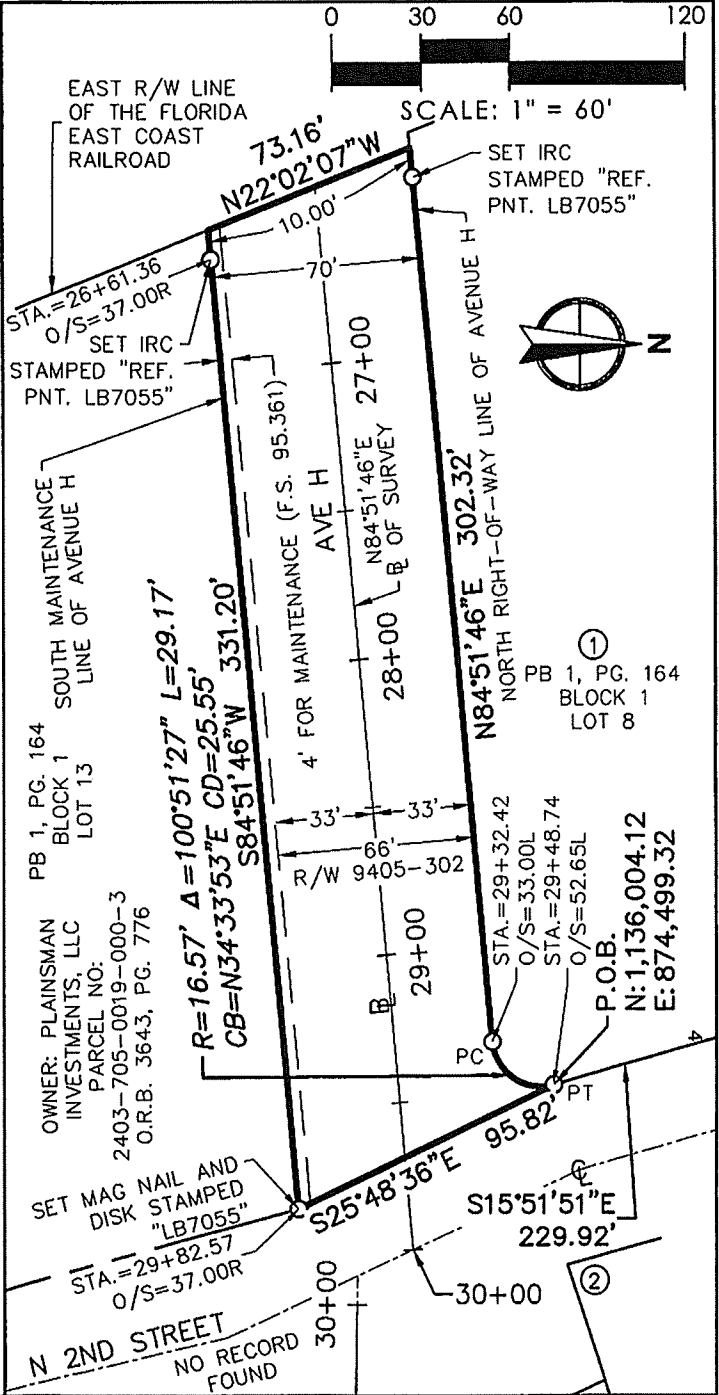
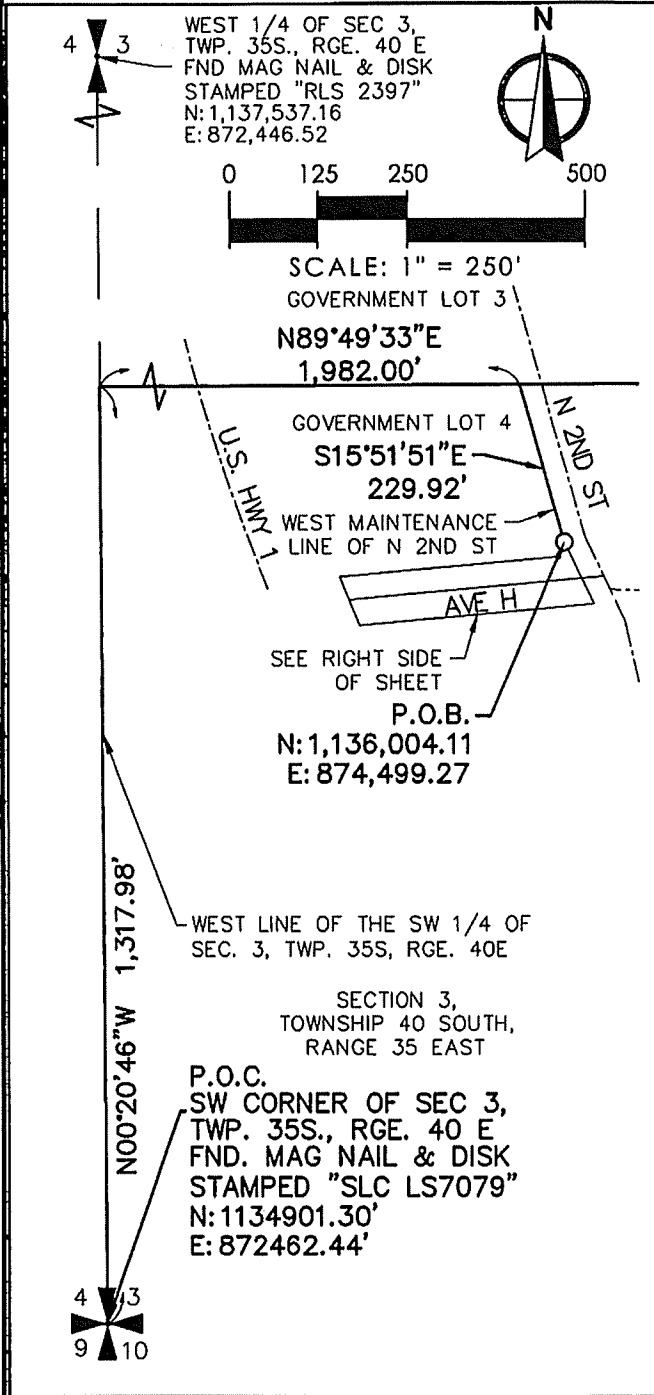
JOB NO.: 6651.01

DATE: 7/11/2023

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Randy Ortega P:\66066551.01_SLC 6 Streets ROW and Boundary Survey\SURVEY\Drawings\Survey\Support Drawings\Parcel Sketch EA_JSFISHERMANS WHARF\FISHERMANS WHARF.dwg --- Plotter: 7/11/2023 4:51:47 PM Saved: 7/11/2023 4:04:45 PM




PROJECT: FISHERMAN'S WHARF / AVENUE "H"		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY: 		CAD: FISHERMANS WHARF.DWG	
2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 888.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055		DRAWN/DESIGNED: EA	SHEET: 4 OF 7
		CHECKED/QC: RO	
		JOB NO.: 6651.01	
		DATE: 7/11/2023	

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

- ① OWNER: THE LLOYD F. BELL JR.,
REVOCABLE TRUST OF 2011, AS TO
AN UNDIVIDED 1/2 INTEREST AND
CARMELA BELL, A SINGLE WOMAN
AS TO AN UNDIVIDED 1/2 INTEREST
PARCEL NO: 2403-705-0009-000-0
O.R.B. 3475, PG. 1989
- ② OWNER: ST. LUCIE COUNTY,
A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA
PARCEL NO: 2403-341-0002-000-5
O.R.B 4088, PG. 1042
- ③ OWNER: MARGIE S. DEBOLT, TRUSTEE, OR HE
SUCCESSORS IN TRUST, UNDER THE
DWIGHT A. DEBOLT
FAMILY TRUST U/T/D 7/11/2002
PARCEL NO: 2403-341-0003-000-2
O.R.B. 3741, PG. 382
- ④ OWNER: JOSEPH G. MILLER, AS TRUSTEE
OF THE JOSEPH G. MILLER REVOCABLE
LIVING TRUST DATED OCTOBER 2, 1986
AND AMENDED AND RESTATED ON
AUGUST 1, 2013
PARCEL NO: 2403-341-0004-000-9
O.R.B. 3676, PG. 2704
- ⑤ OWNER: ST. LUCIE COUNTY,
A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA
PARCEL NO: 2403-341-0009-000-4
O.R.B. 3257, PG. 274
- ⑥ OWNER: FORT PIERCE REDEVELOPMENT AGENC
A DEPENDENT SPECIAL DISTRICT OF THE
CITY OF FORT PIERCE, FLORIDA
PARCEL NO: 2403-432-0002-000-4
O.R.B. 2821, PG. 1379
- ⑦ OWNER: BEYEL BROTHERS INC.,
A FLORIDA CORPORATION
PARCEL NO: 2403-432-0005-000-5
O.R.B. 4136, PG. 2320
- ⑧ OWNER: BEYEL BROTHERS INC.,
A FLORIDA CORPORATION
PARCEL NO: 2403-432-0005-000-1
O.R.B. 4136, PG. 2320

Randy Ortega P:\66016651_01_SLC 6 Streets ROW and Boundary Surveys\SURVEY\Drawings\Survey\Drawings\Parcel Sketch EA-JSFISHERMANS WHARF.dwg -- Plotter: 7/11/2023 4:51:48 PM Saved: 7/11/2023 4:04:45 PM


PROJECT: FISHERMAN'S WHARF / AVENUE "H"	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7056	CAD: FISHERMANS WHARF.DWG	
	DRAWN/DESIGNED: EA	SHEET: 5 OF 7
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
	DATE: 7/11/2023	

EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF LAND COMMONLY KNOWN AS FISHERMANS WHARF, FORMERLY KNOWN AS STATE ROAD 162 / CAUSEWAY DRIVE, LYING EAST OF NORTH 2ND STREET AND WEST OF THE INDIAN RIVER, IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND MAG NAIL AND DISK STAMPED "SLC LS7079" MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°20'46" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1,317.98 FEET, TO A LINE DIVIDING GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 3; THENCE NORTH 89°49'33" EAST ALONG SAID GOVERNMENT LOT LINE, A DISTANCE OF 2,166.58 FEET; THENCE SOUTH 00°10'27" EAST ALONG A LINE AT A RIGHT ANGLE TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 256.26 FEET TO A POINT OF INTERSECTION BETWEEN THE EASTERLY RIGHT OF WAY LINE OF NORTH 2ND STREET AND THE NORTH RIGHT WAY LINE OF FISHERMAN'S WHARF, AND THE POINT OF BEGINNING; THENCE SOUTH 89°03'57" EAST, A DISTANCE OF 1,137.17 FEET; THENCE NORTH 69°53'13" EAST, A DISTANCE OF 54.78 FEET TO THE WESTERLY RIGHT OF WAY OF THE INDIAN RIVER WATERWAY; THENCE SOUTH 20°05'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY OF THE INDIAN RIVER WATERWAY, A DISTANCE OF 66.00 FEET; THENCE SOUTH 69°53'13" WEST, A DISTANCE OF 67.01 FEET; THENCE NORTH 89°03'57" WEST, A DISTANCE OF 1,110.59 FEET TO A POINT OF INTERSECTION BETWEEN THE EASTERLY RIGHT OF WAY LINE OF NORTH 2ND STREET AND THE SOUTH RIGHT OF WAY LINE OF FISHERMAN'S WHARF; THENCE NORTH 29°32'16" WEST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 76.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 78,195.28 SQUARE FEET OR 1.795 ACRES, MORE OR LESS.

THIS IS NOT A BOUNDARY SURVEY


PROJECT: FISHERMAN'S WHARF / AVENUE "H"		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 868.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: FISHERMANS WHARF.DWG		SHEET: 6 OF 7
	DRAWN/DESIGNED: EA		
	CHECKED/QC: RO		
	JOB NO.: 6651.01		
	DATE: 7/11/2023		

EXHIBIT "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

TOGETHER WITH:

A PORTION OF LAND COMMONLY KNOWN AS AVENUE "H", LYING EAST OF THE FEC RAILROAD AND WEST OF NORTH 2ND STREET, IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND MAG NAIL AND DISK STAMPED "SLC LS7079", MARKING THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°20'46" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1317.98 FEET TO A LINE DIVIDING GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 3; THENCE NORTH 89°49'33" EAST ALONG SAID GOVERNMENT LOT LINE, A DISTANCE OF 1,982.00 FEET TO THE INTERSECTION WITH THE WEST MAINTENANCE LINE OF NORTH 2ND STREET; THENCE SOUTH 15°51'51" EAST ALONG SAID WEST LINE A DISTANCE OF 229.92 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AVENUE H, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 25°48'36" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 2ND STREET, A DISTANCE OF 95.82 FEET TO THE INTERSECTION OF THE SOUTH MAINTENANCE LINE OF AVENUE H AND THE WEST MAINTENANCE LINE OF NORTH 2ND STREET; THENCE SOUTH 84°51'46" WEST ALONG SAID SOUTH MAINTENANCE LINE A DISTANCE OF 331.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 22°02'07" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 73.16 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AVENUE H; THENCE NORTH 84°51'46" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 302.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 100°51'27", A RADIUS OF 16.57 FEET, A LONG CHORD BEARING OF NORTH 34°33'53" EAST, AND A LONG CHORD DISTANCE OF 25.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,130.06 SQUARE FEET OR 0.531 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17 FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Randolph Ortega Digitally signed by Randolph
Gonzalez Ortega Gonzalez
Date: 2023.07.11 17:49:15 -04'00'

RANDOLPH ORTEGA GONZALEZ DATE
FLORIDA SURVEYOR AND MAPPER NO 7284
WGI, INC.
2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
CERTIFICATE OF AUTHORIZATION LB7055

THIS IS NOT A BOUNDARY SURVEY


PROJECT: FISHERMAN'S WHARF / AVENUE "H"	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wgInc.com Cert No. 6091 - LB No. 7055	CAD: FISHERMANS WHARF.DWG	SHEET: 7 OF 7
	DRAWN/DESIGNED: EA	
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
DATE: 7/11/2023		

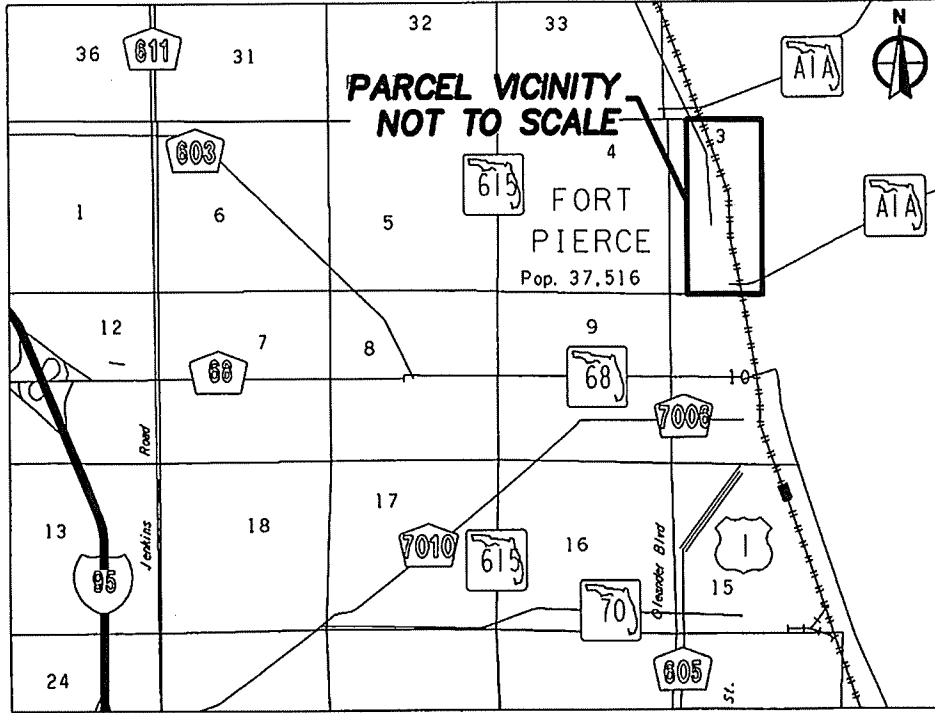
EXHIBIT "A"

**VI. North Second Street from Seaway Drive
to its Northern Terminus**

[Sheets (Pages) 1 through 10, inclusive]

EXHIBIT "A"

LOCATION MAP:



① = OWNERSHIP LABEL, SEE SHEET 7 FOR OWNERSHIP INFORMATION

○ = SET 5/8" IRON ROD AND CAP STAMPED "WGI LB7055", UNLESS DESCRIBED OTHERWISE

LEGEND:

- Δ = CENTRAL ANGLE
- BL = BASELINE
- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- C.C.R. = CERTIFIED CORNER RECORD
- EXIST. = EXISTING
- IR = IRON ROD
- IRC = IRON ROD & CAP
- L = LENGTH OF CURVE
- MAINT. = MAINTENANCE
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PL = PROPERTY LINE
- R = RADIUS
- RGE. = RANGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- S.R. = STATE ROAD
- STA. = STATION
- TWP. = TOWNSHIP
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- FND = FOUND

SURVEYOR'S NOTES:

1) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD), OF 1983, ADJUSTMENT OF 2011 (NAD 83/2011). A BEARING OF N14°42'11"W HAS BEEN ESTABLISHED BETWEEN MONUMENTS 10001 AND 10004.

POINT No.	NORTHING	EASTING	DESCRIPTION
10001	1,135,895.542	874,594.639	SET MAG NAIL & DISK LB7055
10004	1,138,499.909	873,911.249	SET MAG NAIL & DISK LB7055

2) THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

3) THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED.

4) ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

5) THIS DOCUMENT CONSISTS OF TEN (10) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER. **THIS IS NOT A BOUNDARY SURVEY**


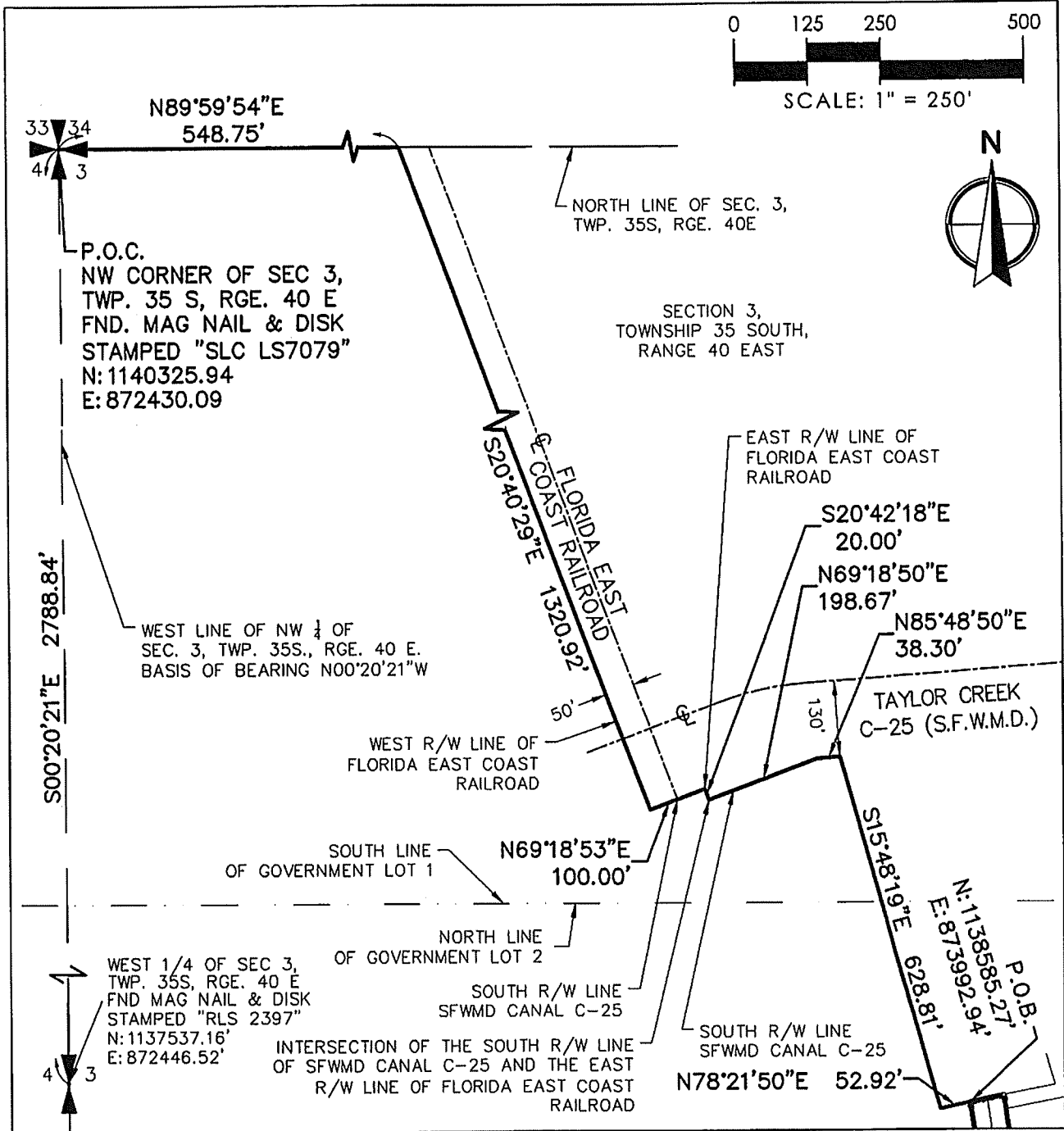
PROJECT:	N 2 ND STREET	TASK:	PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:	 2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD	N 2ND ST.DWG	
		DRAWN/DESIGNED	EA	SHEET: 1 OF 10
		CHECKED/QC	RO	
		JOB NO.	6651.01	
		DATE	7/11/2023	

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SEE SHEET # 3 FOR CONTINUATION

PROJECT: N 2ND STREET

TASK: PARCEL SKETCH AND LEGAL DESCRIPTION

PREPARED BY:



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CAD: N 2ND ST.DWG

DRAWN/DESIGNED: EA

CHECKED/QC: RO

JOB NO.: 6651.01

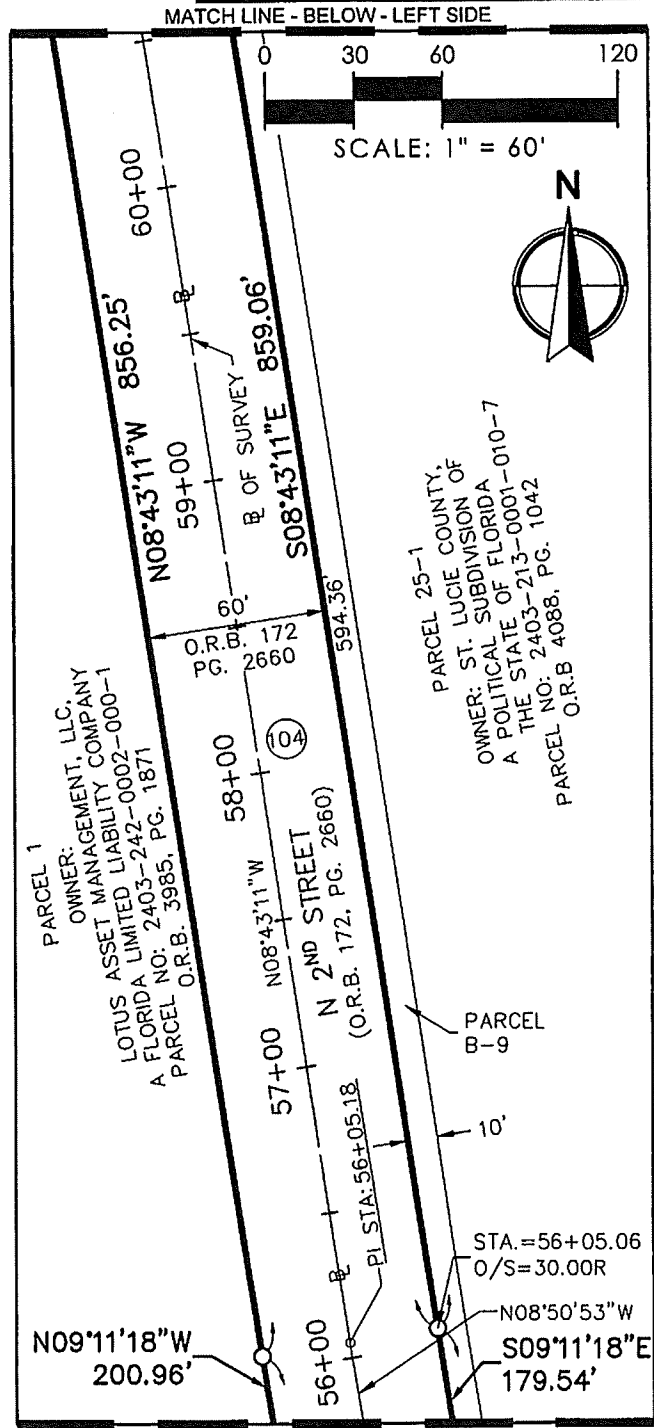
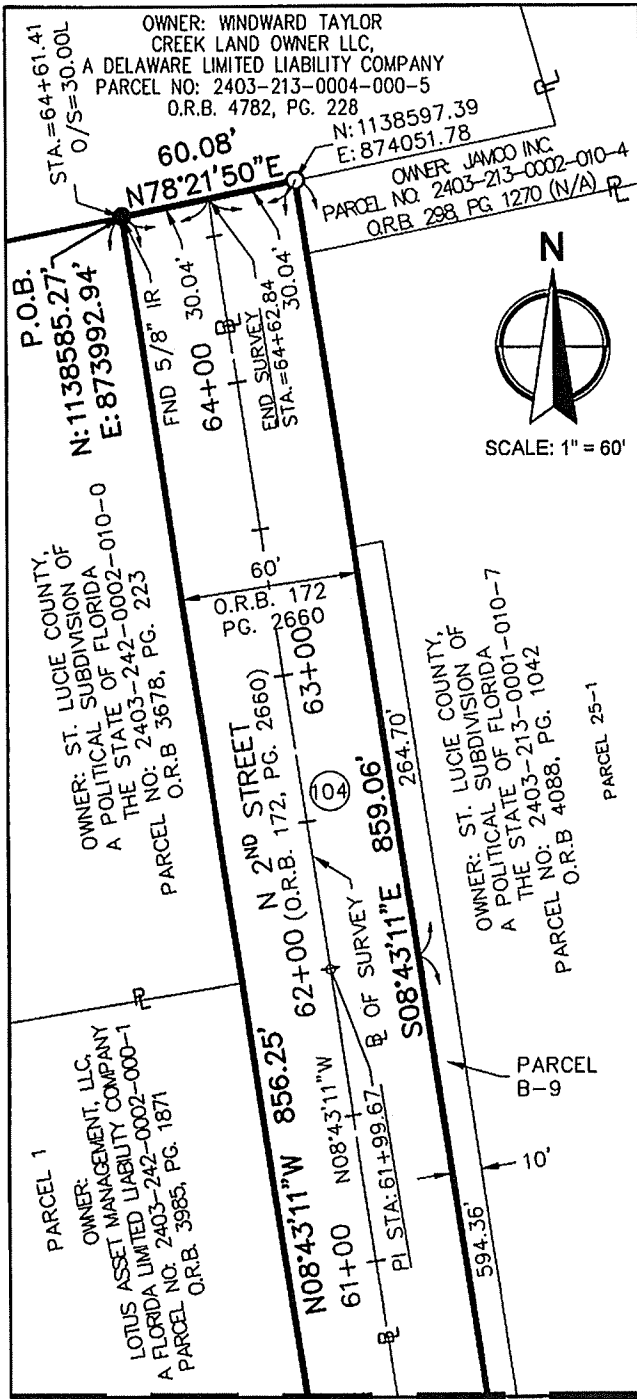
DATE: 7/11/2023

SHEET:

2 OF 10

EXHIBIT "A"

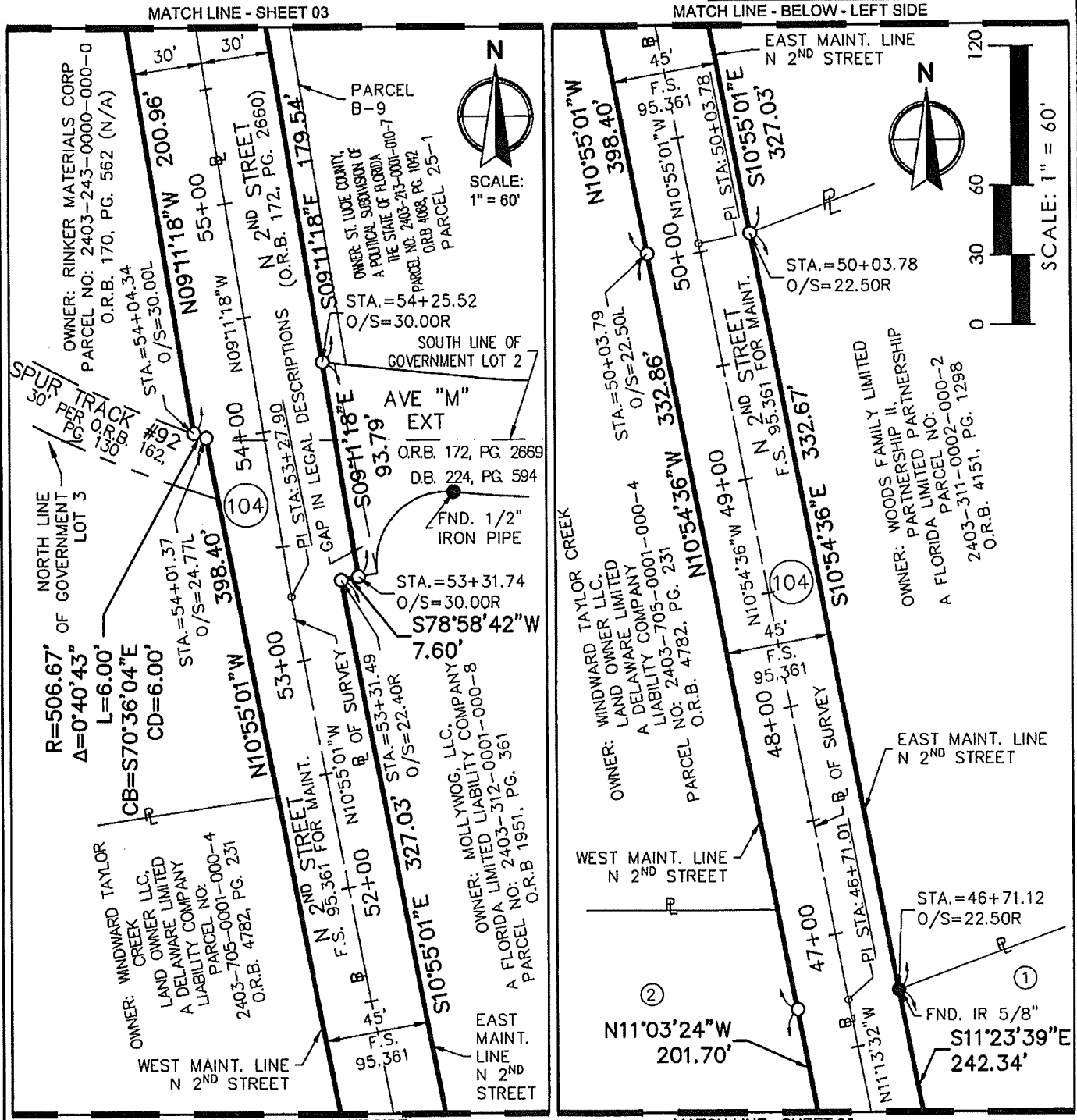
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



<p>PROJECT: N 2ND STREET</p>	<p>TASK: PARCEL SKETCH AND LEGAL DESCRIPTION</p>		
<p>PREPARED BY:</p> <div style="text-align: center;"> <p>IWGITM</p> <p>2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055</p> </div>	<p>CAD: N 2ND ST.DWG</p>		
	<p>DRAWN/DESIGNED: EA</p>		<p>SHEET:</p> <h1 style="margin: 0;">3 OF 10</h1>
	<p>CHECKED/QC: RO</p>		
	<p>JOB NO.: 6651.01</p>		
<p>DATE: 7/11/2023</p>			

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



MATCH LINE - ABOVE - RIGHT SIDE MATCH LINE - BELOW - LEFT SIDE

PROJECT: N 2ND STREET TASK: PARCEL SKETCH AND LEGAL DESCRIPTION

PREPARED BY: 2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: N 2ND ST.DWG	SHEET: <h1 style="margin: 0;">4 OF 10</h1>
	DRAWN/DESIGNED: EA	
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
DATE: 7/11/2023		

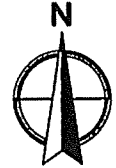
EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

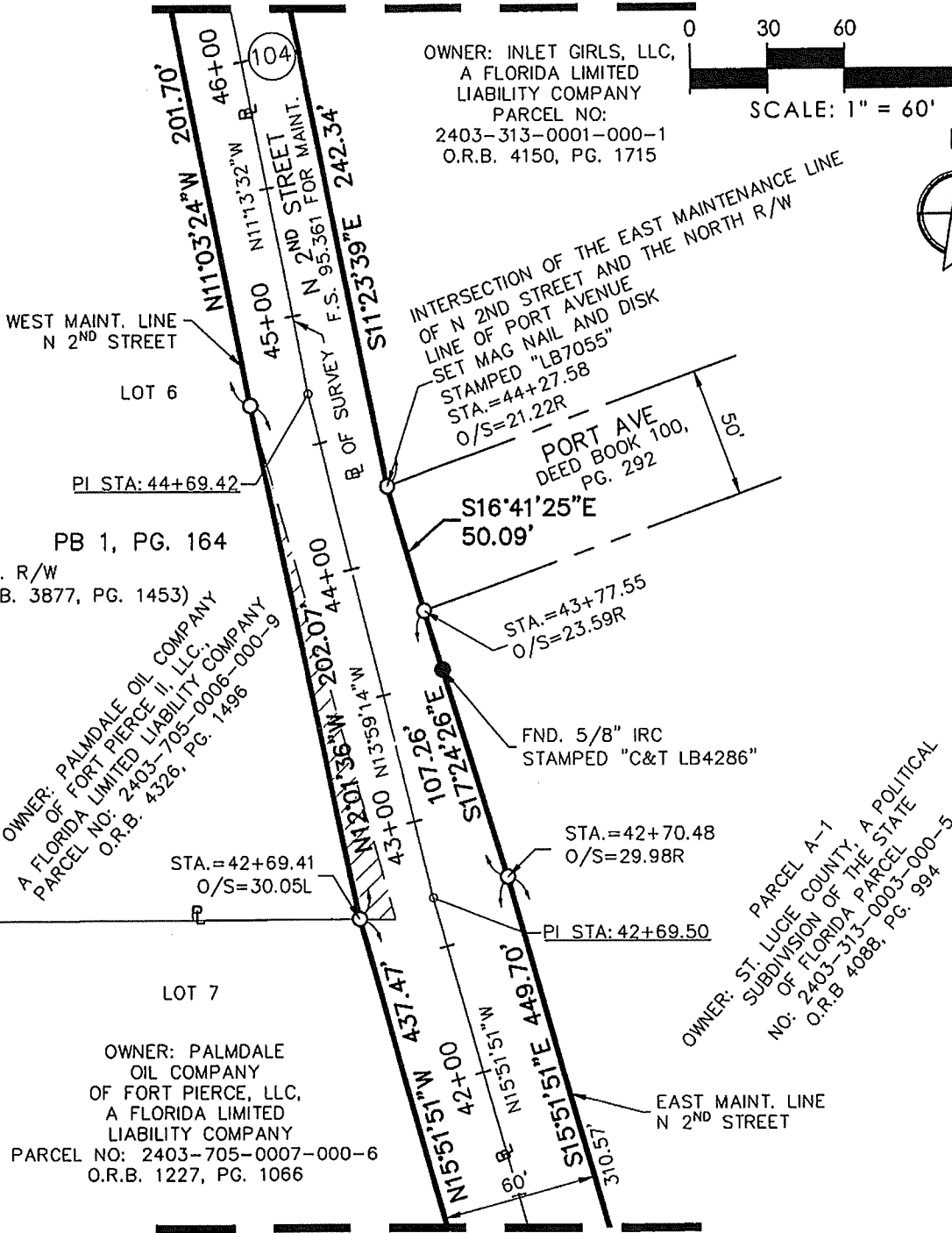
MATCH LINE - SHEET 04



SCALE: 1" = 60'



OWNER: INLET GIRLS, LLC,
A FLORIDA LIMITED
LIABILITY COMPANY
PARCEL NO:
2403-313-0001-000-1
O.R.B. 4150, PG. 1715



MATCH LINE - SHEET 06

PROJECT: N 2 ND STREET	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY: 2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: N 2ND ST.DWG	SHEET: 5 OF 10
	DRAWN/DESIGNED: EA	
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
	DATE: 7/11/2023	

EXHIBIT A

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

A PORTION OF LAND, COMMONLY KNOWN AS NORTH 2ND STREET, LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 172, AT PAGE 2660, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND MAG NAIL AND DISK STAMPED "SLC LS7079", MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST (P.O.C.). THENCE NORTH 89°59'54" EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 548.75 FEET TO A POINT 50 FEET WESTERLY FROM THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 20°40'29" EAST, PARALLEL TO AND 50 FEET WESTERLY FROM THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1,320.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S (S.F.W.M.D.) C-25 CANAL; THENCE NORTH 69°18'53" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE SOUTH 20°42'18" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF THE S.F.W.M.D. C-25 CANAL AND THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 69°18'50" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 198.67 FEET; THENCE NORTH 85°48'50" EAST, A DISTANCE OF 38.30 FEET; THENCE SOUTH 15°48'19" EAST, A DISTANCE OF 628.81 FEET; THENCE NORTH 78°21'50" EAST, A DISTANCE OF 52.92 FEET TO THE POINT OF BEGINNING. (P.O.B.) THENCE NORTH 78°21'50" EAST, A DISTANCE OF 60.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 2ND STREET; THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 2ND STREET FOR THE FOLLOWING THREE (3) COURSES: (1) SOUTH 08°43'11" EAST, A DISTANCE OF 859.06 FEET; THENCE (2) SOUTH 09°11'18" EAST, A DISTANCE OF 179.54 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE "M" EXTENSION; THENCE (3) SOUTH 09°11'18" EAST, A DISTANCE OF 93.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVE "M" EXTENSION; THENCE SOUTH 78°58'42" WEST, A DISTANCE OF 7.60 FEET TO THE EASTERLY MAINTENANCE LINE OF NORTH 2ND STREET; THENCE ALONG SAID EASTERLY MAINTENANCE LINE OF NORTH 2ND STREET FOR THE FOLLOWING SEVENTEEN (17) COURSES: (1) SOUTH 10°55'01" EAST, A DISTANCE OF 327.03 FEET; THENCE (2) SOUTH 10°54'36" EAST, A DISTANCE OF 332.67 FEET; THENCE (3) SOUTH 11°23'39" EAST, A DISTANCE OF

THIS IS NOT A BOUNDARY SURVEY



PROJECT: N 2 ND STREET	TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: N 2ND ST.DWG	SHEET: 8 OF 10
	DRAWN/DESIGNED: EA	
	CHECKED/QC: RO	
	JOB NO.: 6651.01	
	DATE: 7/11/2023	

EXHIBIT A

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

242.34 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORT AVENUE; THENCE (4) SOUTH 16°41'25" EAST, A DISTANCE OF 50.09 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PORT AVENUE; THENCE (5) SOUTH 17°24'26" EAST, A DISTANCE OF 107.26 FEET; THENCE (6) SOUTH 15°51'51" EAST, A DISTANCE OF 449.70 FEET; THENCE (7) NORTH 71°46'33" EAST, A DISTANCE OF 41.09 FEET; THENCE (8) SOUTH 24°29'02" EAST, A DISTANCE OF 50.24 FEET; THENCE (9) SOUTH 14°18'17" EAST, A DISTANCE OF 6.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FISHERMAN'S WHARF; THENCE (10) SOUTH 29°32'16" EAST, A DISTANCE OF 76.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FISHERMAN'S WHARF ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 101°16'01", A RADIUS OF 32.83 FEET, A LONG CHORD BEARING OF S40°18'03"W, AND A LONG CHORD DISTANCE OF 50.76 FEET; THENCE (11) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.03 FEET TO THE POINT OF TANGENCY; THENCE (12) SOUTH 10°19'58" EAST, A DISTANCE OF 60.12 FEET; THENCE (13) SOUTH 11°38'57" EAST, A DISTANCE OF 193.20 FEET; THENCE (14) SOUTH 15°16'49" EAST, A DISTANCE OF 50.00 FEET; THENCE (15) SOUTH 15°33'41" EAST, A DISTANCE OF 85.47 FEET; THENCE (16) SOUTH 17°54'02" EAST, A DISTANCE OF 168.92 FEET; THENCE (17) SOUTH 49°34'54" EAST, A DISTANCE OF 71.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SEAWAY DR. / A1A; THENCE SOUTH 86°43'04" WEST, A DISTANCE OF 108.19 FEET TO A POINT ON THE INTERSECTION BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF SEAWAY DRIVE AND THE WESTERLY MAINTENANCE LINE OF NORTH 2ND STREET; THENCE ALONG SAID WESTERLY MAINTENANCE LINE OF NORTH 2ND STREET FOR THE FOLLOWING TWELVE (12) COURSES: (1) NORTH 35°27'07" EAST, A DISTANCE OF 23.60 FEET; THENCE (2) NORTH 20°43'00" WEST, A DISTANCE OF 34.52 FEET; THENCE (3) NORTH 17°54'02" WEST, A DISTANCE OF 154.75 FEET; THENCE (4) NORTH 15°33'41" WEST, A DISTANCE OF 86.62 FEET; THENCE (5) NORTH 15°16'49" WEST A DISTANCE OF 190.90 FEET; THENCE (6) NORTH 15°37'44" WEST, A DISTANCE OF 186.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AVENUE H; THENCE (7) NORTH 25°48'33" WEST, A DISTANCE OF 95.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AVENUE H; THENCE (8) NORTH 15°51'51" WEST, A DISTANCE OF 437.47 FEET; THENCE (9) NORTH 12°01'36" WEST, A DISTANCE OF 202.07 FEET; THENCE (10) NORTH 11°03'24" WEST, A DISTANCE OF 201.70 FEET; THENCE (11) NORTH 10°54'36"

THIS IS NOT A BOUNDARY SURVEY

PROJECT: N 2 ND STREET		TASK: PARCEL SKETCH AND LEGAL DESCRIPTION	
PREPARED BY:  2035 Vista Parkway, West Palm Beach, FL 33411 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	CAD: N 2ND ST.DWG		SHEET: 9 OF 10
	DRAWN/DESIGNED: EA		
	CHECKED/QC: RO		
	JOB NO.: 6651.01		
	DATE: 7/11/2023		

