

EXHIBIT "A"

A PORTION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES OVER, UNDER, AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LAND LYING IN THE WEST (1/2) ONE-HALF OF THE SOUTHEAST (1/4) QUARTER OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4431, PAGE 1978 AS RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID PORTION IS 10 FEET IN WIDTH, LYING NORTHERLY, PARALLEL AS MEASURED AT A RIGHT ANGLE TO THE SOUTH LINE OF OF THE SOUTHEAST (1/4) QUARTER OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST:

BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING FROM A BOLT SPIKE WITH NO IDENTIFICATION MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 34 PER CERTIFIED CORNER RECORD NUMBER 0044304;

THENCE, N 00°38'17" E, ALONG THE WEST LINE OF SOUTHWEST (1/4) QUARTER OF SAID SECTION 34, A DISTANCE OF 1,334.15 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 34;

THENCE, S 89°59'34" W, ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 34, A DISTANCE OF 405.10 FEET TO THE PROLONGATION OF THE EAST BOUNDARY LINE OF THE PROPERTY DESCRIBED IN THE OFFICIAL RECORDS BOOK 4431, PAGE 1978, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE, N 00°36'55" E, ALONG SAID PROLONGATION OF THE SAID EAST BOUNDARY LINE, A DISTANCE OF 25.00 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF TUMBLIN KLING ROAD **AND THE POINT OF BEGINNING**;

THENCE, N 00°36'55" E, ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 10.00 FEET;

THENCE, S 89°59'34" W, ALONG A LINE PARALLEL WITH AND DISTANT 35.00 FEET NORTHERLY THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 34, AS MEASURED AT A RIGHT ANGLE TO SAID SOUTH LINE, A DISTANCE OF 195.10 FEET TO THE WEST BOUNDARY LINE OF PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4431, PAGE 1978, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE, S 00°35'32" W, ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 10.00 FEET TO THE EXISTING NORTH RIGHT-OF-WAY LINE OF TUMBLIN KLING ROAD;

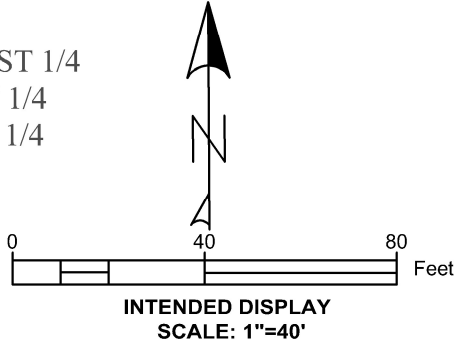
THENCE, N 89°59'34" E, ALONG SAID EXISTING NORTH LINE, A DISTANCE OF 195.10 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 0.04 ACRES OR 1,951.03 SQUARE FEET.

SHEET NO. 1 OF 3	PROJECT: ROAD RIGHT-OF-WAY DONATION TO ST. LUCIE COUNTY ALONG TUMBLIN KLING ROAD	THIS IS NOT A SURVEY SECTION 34 TOWNSHIP 35 SOUTH RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION SURVEY SECTION 2300 VIRGINIA AVE., FORT PIERCE, FLORIDA, 34982 TELEPHONE 772-462-1721	SKETCH CHK. J.B. 05/02/2022 DRAWN A.GILEV 05/02/2022	REVISIONS			
					NO.	DATE	SUBJECT	BY
					1	6/26/2023	EDIT PARCEL ID.	A.G.
					2	8/15/2023	EDIT PARCEL ADDRESS	A.G.

SKETCH OF DESCRIPTION

W1/2 OF THE SOUTHEAST 1/4
OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4
SECTION 34,
TOWNSHIP 35 S.,
RANGE 40 E.



OWNER: Jetson Investments Inc
ADDRESS: 4145 S US Highway 1
PARCEL ID.
2434-314-0003-000-4
O.R.B.4431, PG.1978

OWNER: Juan P
Contreras-Vargas
ADDRESS: 510 TUMBLIN KLING RD PARCEL ID.
2434-314-0007-000-2
O.R.B.3491, PG.948

WEST BOUNDARY LINE
PER O.R.B. 4431, PG.1978

EAST BOUNDARY LINE
PER O.R.B. 4431, PG.1978

PARCEL ID.2434-314-0003-000-4
O.R.B.3437, PG.2660

10-FT.ROW DONATION
1951.03 SQ FT
0.04 ACRES

195.10'

S 89°59'34" W

N 89°59'34" E

N 00°36'55" E

10.00'

P.O.B.

PROLONGATION

S 00°35'32" W

10.00'

660.20'

35-FT.

TUMBLIN KLING ROAD

25-FT.

195.10'

N 00° 36' 55" E

25.00'

S 89° 59' 34" W

25 FEET

EXISTING RIGHT-OF-WAY
PER O.R.B. 4431, PG.1978

S 89° 59' 34" W

405.10'

SE CORNER OF NE 1/4
OF SW 1/4
OF SECTION 34
TWP. 35 S., RGE. 40 E.

SW CORNER OF
THE SE1/4 OF THE
NE1/4 OF THE SW 1/4 OF
SECTION 34,
TWP.35 S.,
RGE.40 E.

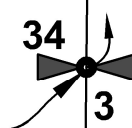
SOUTH LINE OF NE 1/4
OF SW 1/4
OF SECTION 34
TWP. 35 S., RGE. 40 E.

WEST LINE OF SW 1/4
OF SECTION 34
TWP. 35 S., RGE. 40 E.
BASIS OF BEARINGS
N 00°38'17" E

N 00° 38' 17" E
1334.15'

P.O.C.

S1/4 CORNER OF
SECTION 34,
TWP.35 S.,
RGE.40 E.
FND. BOLT SPIKE
C.C.R.#0044304





SHEET NO. 2 OF 3	PROJECT: ROAD RIGHT-OF-WAY DONATION TO ST. LUCIE COUNTY ALONG TUMBLIN KLING ROAD	THIS IS NOT A SURVEY SECTION 34 TOWNSHIP 35 SOUTH RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION SURVEY SECTION 2300 VIRGINIA AVE., FORT PIERCE, FLORIDA, 34982 TELEPHONE 772-462-1721	SKETCH <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>CHK</td> <td>J.B.</td> <td>5/02/2022</td> </tr> <tr> <td>DRAWN</td> <td>A.GILEV</td> <td>5/02/2022</td> </tr> </table>	CHK	J.B.	5/02/2022	DRAWN	A.GILEV	5/02/2022	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>SUBJECT</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/26/2023</td> <td>EDIT PARCEL ID.</td> <td>A.G.</td> </tr> <tr> <td>2</td> <td>8/15/2023</td> <td>EDIT PARCEL ADDRESS</td> <td>A.G.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	SUBJECT	BY	1	8/26/2023	EDIT PARCEL ID.	A.G.	2	8/15/2023	EDIT PARCEL ADDRESS	A.G.								
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SURVEYOR'S NOTES:

1. 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.
2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.
3. A REFERENCE TO ALL BEARINGS SHOWN ON THIS SKETCH IS GRID NORTH.
4. BASIS OF BEARINGS IS THE WEST LINE OF SE ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEING N 00°38'17" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. REFERENCE INFORMATION TAKEN FROM OFFICIAL RECORDS BOOK 4431 , PAGE 1978 AS RECORDED IN PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGEND:

FND.	FOUND	ℙ	PROPERTY LINE
FT.	FEET	PG.	PAGE
⊕	CENTER LINE	R/W	RIGHT OF WAY
ID.	IDENTIFICATION	SEC.	SECTION
L.S.	LAND SURVEYOR	TWP.	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE
P.O.B.	POINT OF BEGINNING	SQ.FT.	SQUARE FEET
P.O.C	POINT OF COMMENCEMENT		QUARTER SECTION CORNER
			SECTION CORNER

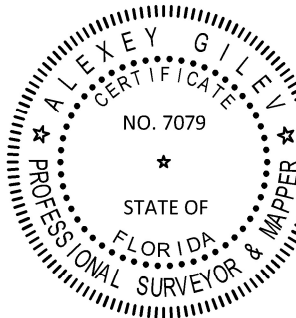
CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR A DESCRIPTION AND SKETCH AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17.(050-.053), FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

DATE OF SIGNATURE: 15-AUGUST-2023



ALEXEY GILEV
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS7079

SHEET NO. 3 OF 3	PROJECT: ROAD RIGHT-OF-WAY DONATION TO ST. LUCIE COUNTY ALONG TUMBLIN KLING ROAD	THIS IS NOT A SURVEY SECTION 34 TOWNSHIP 35 SOUTH RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	BOARD OF COUNTY COMMISSIONERS ST. LUCIE COUNTY, FLORIDA PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION SURVEY SECTION 2300 VIRGINIA AVE., FORT PIERCE, FLORIDA, 34982 TELEPHONE 772-462-1721	SKETCH CHK. J.B. 5/02/2022 DRAWN A.GILEV 5/02/2022 	REVISIONS																		
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