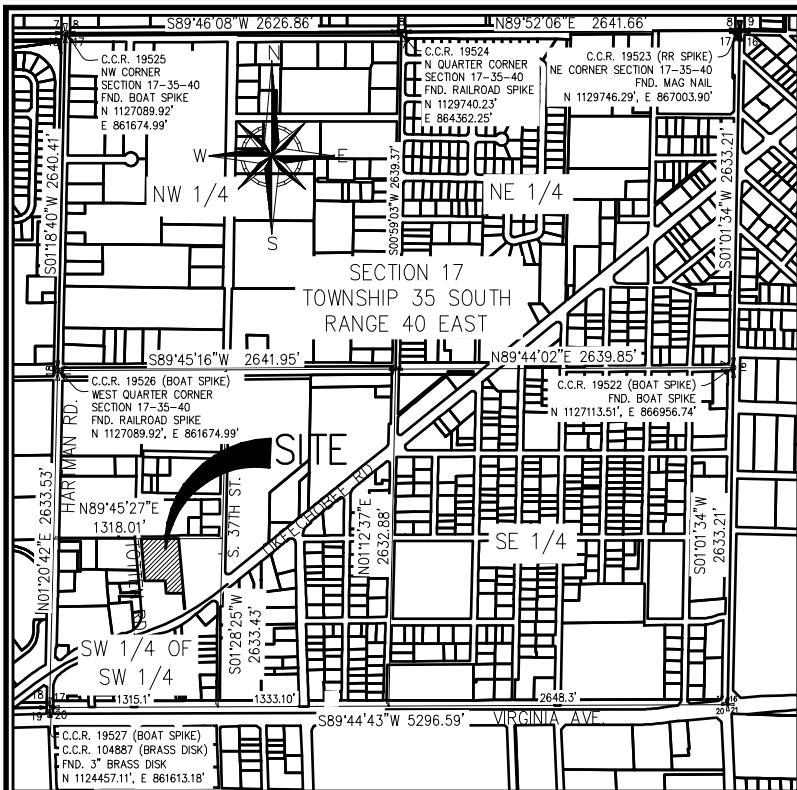


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LOCATION MAP  
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS COORDINATES AND DISTANCES AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED (NAD 83/90), US SURVEY FEET, FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°45'27\"/>
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 4 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

ABBREVIATIONS

C.C.R.	CERTIFIED CORNER RECORD	PG.	PAGE
Δ	DELTA (CENTRAL) ANGLE	P.L.S.	PROFESSIONAL LAND SURVEYOR
D.B.	DEED BOOK	P.O.B.	POINT OF BEGINNING
L	LENGTH	P.O.C.	POINT OF COMMENCEMENT
LB	LICENSED BUSINESS	R	RADIUS
NO.	NUMBER	RPB	ROAD PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
P.B.	PLAT BOOK	S.R.	STATE ROAD

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JUNE 7, 2023, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.  
A DIVISION OF HALEY WARD, INC.

ELIZABETH A. LINDSAY, P.L.S.  
FLORIDA REGISTRATION NO. 4724

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON June 8, 2023



SHEET NO. <u>1</u>	DATE	REVISIONS
OF <u>4</u> SHEETS		
PROJECT NO.		
<u>21-143</u>		

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

**SKETCH AND LEGAL DESCRIPTION**  
ANNEXATION PARCELS

DATE <u>06/07/2023</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK.
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

**B** BETSY LINDSAY, INC.  
A DIVISION OF HALEY WARD, INC.

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
(772)286-5753 (772)286-5933FAX  
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

ANNEXATION PARCELS

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

(CONTINUED ON SHEET 3)

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SHEET NO. <u>2</u>	<u>DATE</u>	<u>REVISIONS</u>
OF <u>4</u> SHEETS		
PROJECT NO.		
<u>21-143</u>		

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

**SKETCH AND LEGAL DESCRIPTION**

ANNEXATION PARCELS

DATE 06/07/2023

SCALE NOT TO SCALE

FIELD BK. \_\_\_\_\_

DRAWING BY D.B.

CHECKED BY E.A.L.

**B** BETSY LINDSAY, INC.

A DIVISION OF HALEY WARD, INC.

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997

(772)286-5753 (772)286-5933 FAX

LICENSED BUSINESS NO. 6852

# LEGAL DESCRIPTION

ANNEXATION PARCELS (CONTINUED FROM SHEET 2)

TOGETHER WITH:

GAP PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4; THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

THE COMBINATION OF PARCELS 1, 3, 4 AND GAP PARCEL CONTAINING A TOTAL OF 110,912 SQUARE FEET OR 2.55 ACRES, MORE OR LESS.

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SHEET NO. <u>3</u>
OF <u>4</u> SHEETS
PROJECT NO.
<u>21-143</u>

DATE	REVISIONS

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

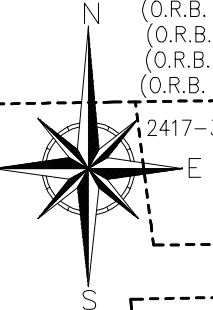
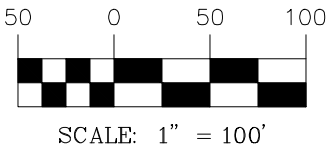
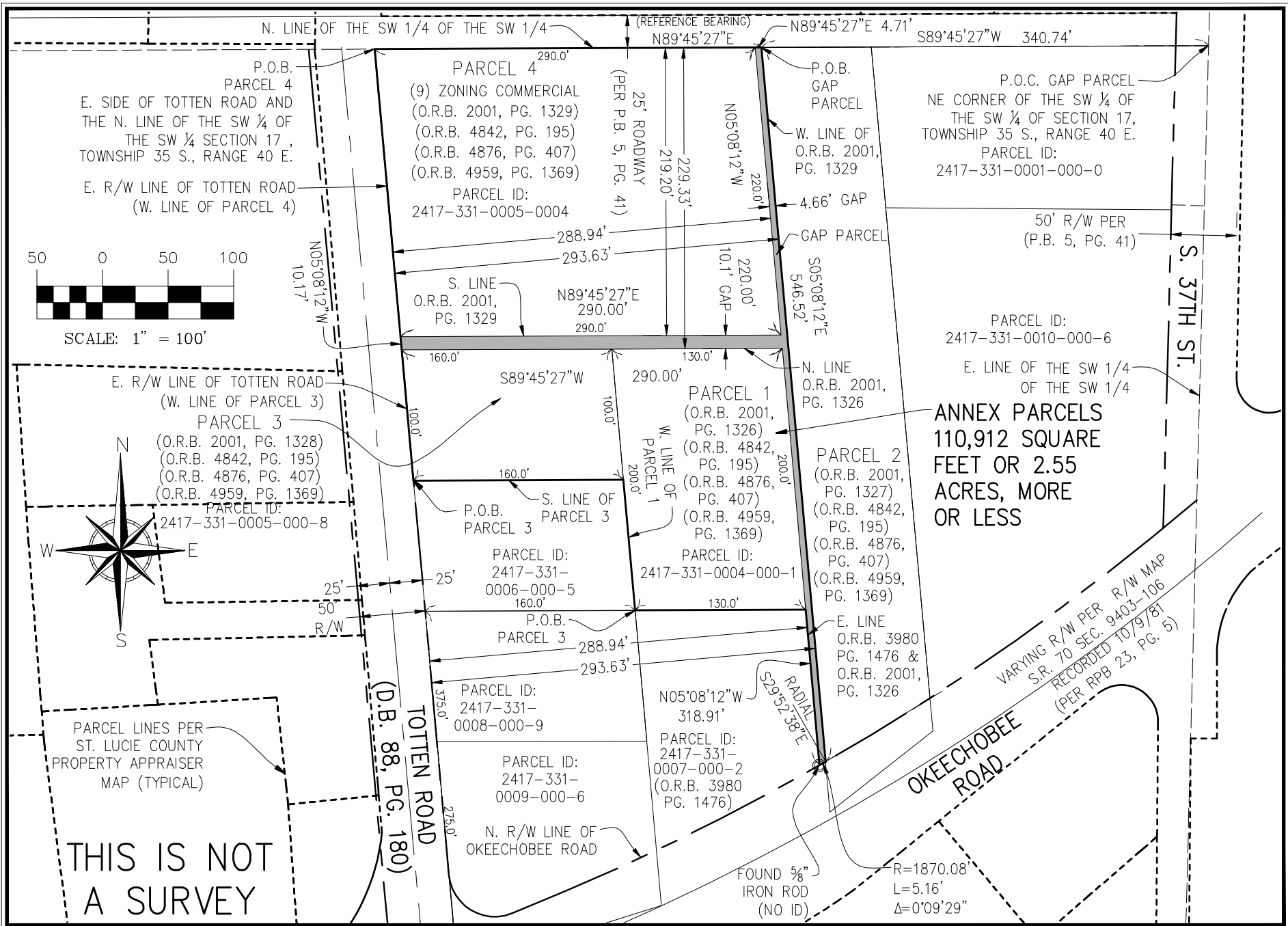
**SKETCH AND LEGAL DESCRIPTION**  
ANNEXATION PARCELS

DATE 06/07/2023  
SCALE NOT TO SCALE  
FIELD BK. \_\_\_\_\_  
DRAWING BY D.B.  
CHECKED BY E.A.L.

**B** BETSY LINDSAY, INC.  
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7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
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LICENSED BUSINESS NO. 6852

S:\2021 PROJECTS\21-143 Joe-R Pierce\dwg\SL-ANNEX\_BND-1AZZ-TOTTEN.dwg, Layout4, 6/8/2023 9:04:10 AM, DWG To PDF.pc3, DB-2009\6, DB-2009\6



THIS IS NOT A SURVEY

SHEET NO. <u>4</u>	DATE	REVISIONS
OF <u>4</u> SHEETS		
PROJECT NO. <u>21-143</u>		

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

**SKETCH AND LEGAL DESCRIPTION**  
ANNEXATION PARCELS

DATE <u>06/07/2023</u>
SCALE <u>1" = 100'</u>
FIELD BK.
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

**B Betsy Lindsay, Inc.**  
 A DIVISION OF HALEY WARD, INC.  
 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997  
 (772)286-5753 (772)286-5933 FAX  
 LICENSED BUSINESS NO. 6852