



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	VACANT / ACOE STA	SD (COUNTY)	AG-1 / AG-2.5
<b>South</b>	VACANT / LTC RANCH DRI	CG/CS/TU (CITY OF PSL)	TBD (APPROVED DRI-CITY OF PSL)
<b>East</b>	TROPICANA MFG.	IND (COUNTY)	IL
<b>West</b>	VACANT	AG-2.5	AG-2.5

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	<b>MXD</b>	<b>PD</b>	<b>1590</b>	<b>516.32</b>	<b>X</b>
<b>**Proposed</b>	<b>MXD</b>	<b>MPD</b>	1590	516.32	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum= 425,900 GPD
Current Zoning/FLU	Total gallons per day 413,400 GPD
**Proposed Zoning/FLU	Total gallons per day <b>425,900 GPD</b>
**Change in Demand	Total gallons per day+12,500

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 423,400 GPD
Current Zoning/FLU	Total gallons per day 413,400
**Proposed Zoning/FLU	Total gallons per day 423,400
**Change in Demand	Total gallons per day + 10,000

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	967 AC	967 AC	NO CHANGE
Urban District	5 acres per 1,000 people	242 AC	242 AC	NO CHANGE
Community	2.5 acres per 1,000 people	421 AC	121 AC	NO CHANGE
Neighborhood	1.36 acres per 1,000 people	66 AC	66 AC	NO CHANGE

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	SAMUEL GAINS ACADEMY	FORT PIERCE CENTRAL
City	FORT PIERCE	FORT PIERCE
Distance	5 MILES	5 MILES
Current Zoning/FLU Enrollment Demand	384 STUDENTS	164 STUDENTS
**Proposed Zoning/FLU Enrollment Demand	384 STUDENTS	164 STUDENTS
**Change in Demand	+0	+0

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	(2/15) X 1590= 212
**Proposed Zoning/FLU	(2/15) X 1590= 212
*Change in Demand	+0

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	Any increase in runoff will be contained on-site within a stormwater management system.
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>		
<b>**Proposed Zoning/FLU</b>		
<b>*Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

**IV. Project Description**

<b>PHASING</b>
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: 1590     Single Family: 878     Multifamily: 712
Non-residential (square footage): TBD
Mixed-use (describe use): TBD
(If this is a single phase project, name it Phase I – Total)

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
TBD	TBD	TBD	+/- 11 acres	TBD	TBD

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No

- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding



June 4, 2024

*via electronic submittal*

Vennis Gilmore  
Planning and Zoning  
City of Fort Pierce  
100 N US-1  
Fort Pierce, FL 34950

**RE:** Sunrise Residential (Pre-Plat)  
**COFP Project Number:** 24-09000001  
**Our Reference Number:** 22-405

Dear Mr. Gilmore,

We are in receipt of the Technical Review Committees Plat markups and comment letters, dated April 18, 2024, wherein the department provided comments based on our team's initial submittal of the above referenced application. Please find below all comments received, along with our responses to each comment in ***bold italics***.

### Planning and Zoning Department

1. Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.

***Response: Acknowledged***

### Engineering Department

1. Survey Comments:
  - a. Update the location map to clearly identify the property location.  
***Response: Agree, the location map will be revised in the next submittal.***
2. Preliminary Plat Comments:
  - a. Sheet 1 of 14 identifies the typical lot sizes for single-family lots as having lot widths ranging from 40' to 60'. What are the other lots identified on the plat as having lot widths of 16', 26', and 33' and how will driveways be constructed for the 16' wide lots?  
***Response: We will clarify the 16', 26' and 33' lots by label or detail. The driveway construction on 16' lots will need to be addressed by the engineering group, construction and design is not a survey function.***



b. Sheet 3 of 14 notes a 40' dimension as measured from the southern property line north. Identify what this measurement refers to.

**Response: Agree we will identify and clarify that dimension.**

c. Sheet 3 of 14 has a different eastern property boundary than what is shown on the boundary survey; please make the necessary corrections.

**Response: Agree, we will adjust boundary line to agree with boundary survey.**

d. Sheets 4 through 14 reflect 50' wide street rights-of-way. Please update the minimum local roadway to reflect a minimum right-of-way width of 60' as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 121-11( e)(S)

**Response: Agree, we will revise 50' to 60' road right-of-way per city ordinance.**

e. Add tract boundary dimensions to sheets 4 through 14.

**Response: Agree, we will add the tract boundary dimensions.**

f. The proposed cul-de-sacs will need to be large enough to construct 50' of pavement along with the required 2' of curb/gutter, and a 5' wide sidewalk for a total minimum radius of 57'.

**Response: We will get with the engineering group for guidance on cul-de-sac design and adjust for next submittal.**

g. Update sheet 4 of 14 so it is prepared at a standard engineering scale.

**Response: Agree and will revise for next submittal.**

h. Revise sheet 4 of 14 to identify the match lines and the associated page numbers.

**Response: Agree, will revise for next submittal.**

i. Update sheets 5 through 14 with a key map or other means to determine the specific area within the development.

**Response: Agree, will revise for next submittal.**

## Public Works Department

1. Include the proposed dedication language for the roadway tracts including "Arterial A".

**Response: Acknowledged**

## Building Department



lucido&associates

1. No Comments at this time.

## Ft. Pierce Police Department

1. Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users.

***Response: Acknowledged***

## St. Lucie County Fire District

1. Awaiting Final Comments; Will need payment *PUD/PUR review fee \$1087.50*



June 26, 2024

VIA DIGITAL DELIVERY

Planning and Zoning Department  
City of Fort Pierce  
100 North U.S. 1  
Fort Pierce, FL 34950

**Re: Sunrise Residential – Preliminary PLAT Application**

On behalf of Walton Acquisitions FL, LLC and Sunrise Residential, LLC, we respectfully submit this Preliminary Plat application package. The proposed PD includes general commercial, neighborhood commercial, and various residential lot types including, both attached and detached Single-Family lots and limited multi-Family lots (Townhomes, Apartment, Cluster, Horizontal Apartments.)

Please find attached the following items in support of the application:

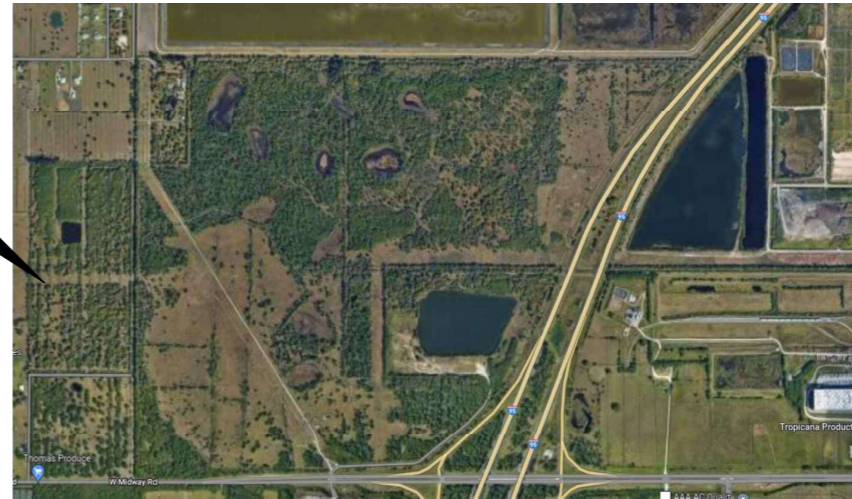
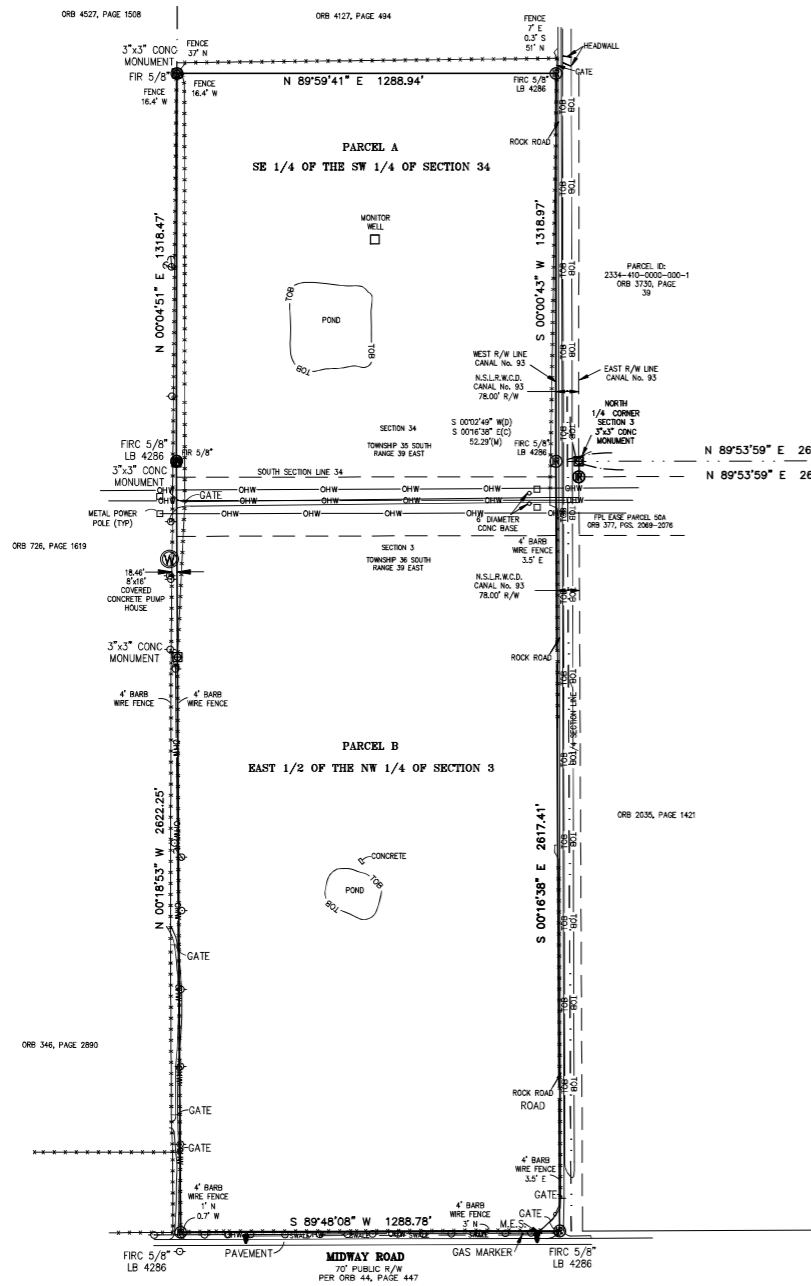
1. Cover Letter
2. Concurrency Application
3. Boundary Surveys (2)
4. Warranty Deeds (3)
5. Preliminary Plat

Should you have any questions or need additional information, please feel free to contact me directly.

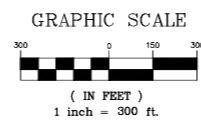
Sincerely,

A handwritten signature in black ink, appearing to read "Derrick E Phillips Jr", written over a light blue horizontal line.

Derrick E Phillips Jr  
Project Manager



LOCATION MAP  
NOT TO SCALE



**SURVEYORS NOTES:**

- LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
- NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
- THE SOUTH LINE OF SECTION 34 IS ASSUMED TO BEAR S 89°53'59\"/>

**LEGAL DESCRIPTION:**

**PARCEL A:**  
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

**PARCEL B:**  
THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

(Contains 116.63 acres).

LEGEND	
OR = OFFICIAL RECORD BOOK	CL = CENTERLINE
MB = METRE END SECTION	SL = STREET LIGHT
FR = FOUND IRON PIPE NO IDENTIFICATION	SP = SET 1\"/>

ADDRESS: 9850 MIDWAY ROAD  
FT. PIERCE, FLORIDA

CERTIFIED TO: CROWDER USA

REVISION:	DATE:	BY:

GSS SURVEYING & MAPPING, LLC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

PROFESSIONAL SURVEYOR AND MAPPER BY RESPONSIBLE CHARGE  
TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597  
OR  
HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6661  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



GSS Surveying and Mapping, LLC  
700 22nd Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300

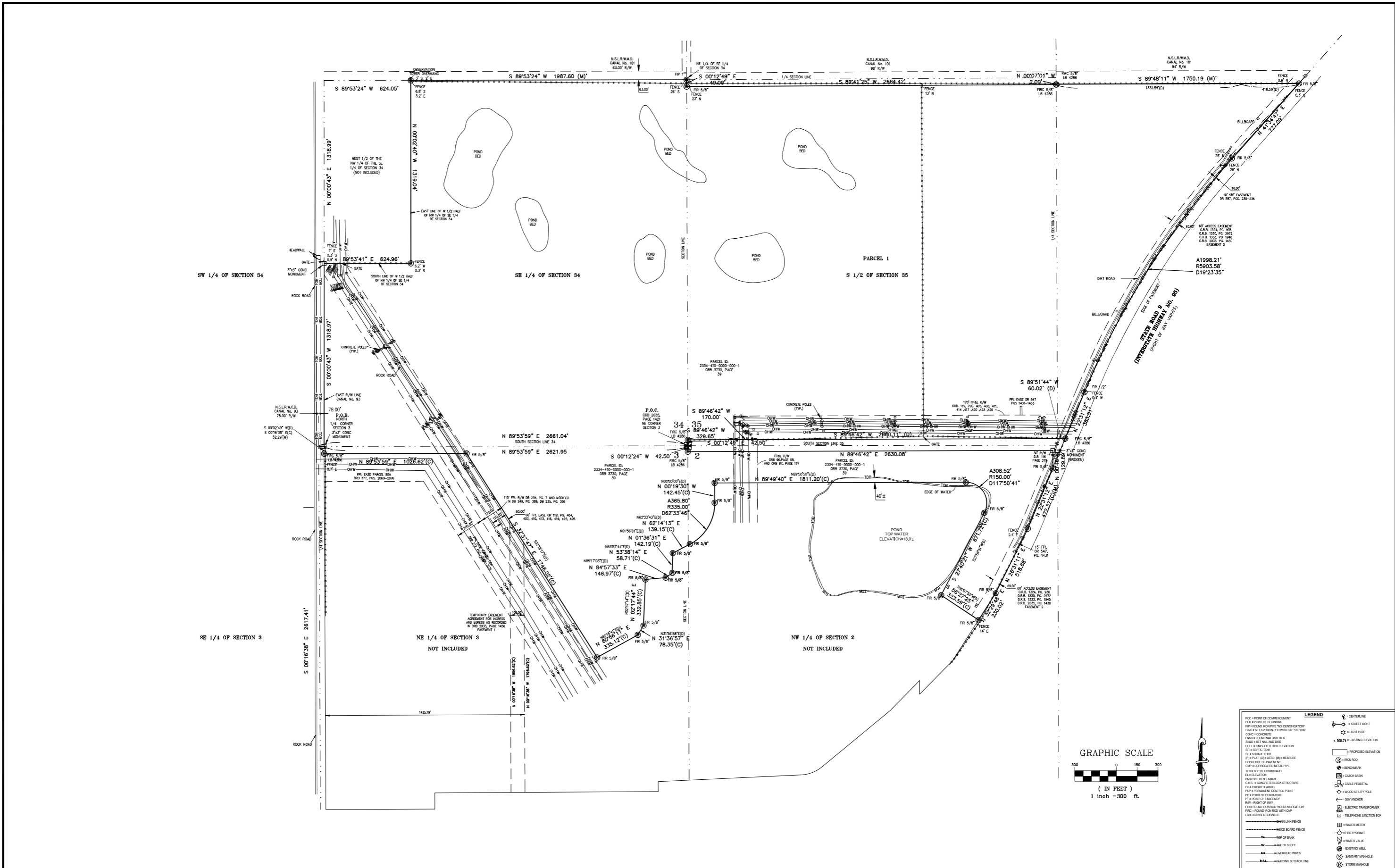


GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

MAP OF SURVEY  
BOUNDARY SURVEY

FIELD DATE: 10-26-2022	DWG NAME:
FIELD BY: LR & BC	XREF 1:
FIELD BOOK: N/A	XREF 2:
PAGE:	XREF 3:
DRAWN BY: KWC	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 22-0388	SHEET # 1 of 1



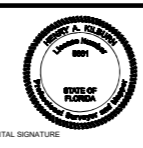


REVISION:	DATE:	BY:

GSS SURVEYING & MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 3006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE  
 TERRY A. DRUM, PROFESSIONAL SURVEYOR AND MAPPER NO. 5597  
 OR  
 HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6561

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



GSS Surveying and Mapping, LLC  
 700 22nd Place  
 Suite 2A  
 Vero Beach, FL 32960  
 772-696-5300

GSS SURVEYING & MAPPING

GSS Surveying and Mapping, LLC  
 4620 Lipscomb St NE  
 Suite 2  
 Palm Bay, FL 32905  
 321-914-3978

MAP OF SURVEY  
 BOUNDARY SURVEY

FIELD DATE:	DWG NAME:
FIELD BY:	XREF 1:
FIELD BOOK:	XREF 2:
PAGE:	XREF 3:
DRAWN BY: KWC	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 22-0337	SHEET # 2 of 2

**This instrument was prepared  
by:**

Richard G. Cherry, Esquire  
Cherry, Edger & Smith, P.A.  
8409 N. Military Trail, Suite 123  
Palm Beach Gardens, FL 33410

**Upon recording, this instrument should  
be returned to:**

c/o Walton International Group (USA), Inc.  
4800 North Scottsdale Road, Suite 4000  
Scottsdale, Arizona 85251  
Attn: Todd Hali, Esq.

Property Control No.: 2334-340-0000-000-7  
3303-210-0000-000-4

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3908898 12/19/2013 at 03:29 PM  
OR BOOK 3589 PAGE 1086 - 1088 Doc Type: DEED  
RECORDING: \$27.00  
D DOC STAMP COLLECTION: \$9800.00

**SPECIAL WARRANTY DEED**

THIS INDENTURE is made this 19th day of December, 2013, between SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company ("Grantor"), whose address is 5310 E SR 64, Bradenton, FL 34208, and WALTON ACQUISITIONS FL, LLC, a Florida limited liability company ("Grantee"), whose address is c/o Walton International Group (USA), Inc., 4800 North Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251;

**W I T N E S S E T H:**

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Lucie, State of Florida:

See Exhibit "A" attached hereto and by this  
reference made apart hereof.

together with all tenements, hereditament, and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises, and

easements or claims of easements not shown by the public records;

- 4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company

Brenda Gallivan  
Print Name Brenda Gallivan

By: IB SPE Management, Inc., a Delaware corporation, its sole Manager

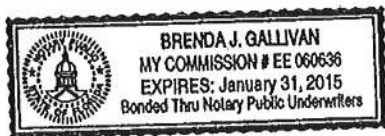
Richard A. Cherry  
Print Name Richard A. Cherry

By: Jason Block  
Jason Block, Authorized Representative

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 18 day of December, 2013, by Jason Block, the Authorized Representative of IB SPE Management, Inc., a Delaware corporation, in its capacity as the sole manager of SB FLORIDA CRE HOLDINGS, LLC, a Florida limited liability company, on behalf of the company and corporation. He (check one)  is personally known to me, or  has produced a valid driver's license as identification.



Brenda J. Gallivan  
Print Name: \_\_\_\_\_  
Notary Public, State and County Aforesaid  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

Exhibit "A"

PARCEL 1:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

**RETURN TO:**

**First American Title Insurance Co.  
400 South Rampart Drive, Suite 290  
Las Vegas, NV 89145**

**Prepared By:**

Walton Acquisitions FL, LLC  
c/o Walton International Group (USA), Inc.  
4800 N. Scottsdale Rd., Ste. 4000  
Scottsdale, Arizona 85251  
Attn: Wayne G. Souza

**Tax Identification Nos.:** 2334-340-0000-000-7  
3303-210-0000-000-4  
2334-410-0000-000-1

**SPECIAL WARRANTY DEED**

**This Special Warranty Deed**, made this \_\_\_\_\_ day of **FEB 25 2015**, 20\_\_,  
between **WALTON ACQUISITIONS FL, LLC**, a Florida limited liability company  
("**Grantor**"), whose address is c/o Walton International Group (USA), Inc., 4800 North  
Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251, and **FONG, CHEE TAT**, Trustee  
of the **FONG, CHEE TAT Village at Midway Revocable Trust** ("**Grantee**"), whose  
address is c/o Walton International Group (USA), Inc., 4800 N. Scottsdale Road, Suite 4000,  
Scottsdale, AZ 85251.

P-WRR



CF83999-004

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, a **Three/Two Thousand Four Hundredth (3/2400th)** undivided tenant-in-common interest in that certain real property in fee simple absolute situated in Sumter County, Florida (the "**Property**"):

See Schedule "A" attached hereto and made a part hereof

**Together** with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

**To Have to the Hold**, the same in fee simple forever.

**And** Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to: (i) taxes and assessments for the year 2014 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Sumter County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Sumter County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

**RESERVATION OF MINERALS:** Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the land.

**[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]**



CF83999-004

In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered in the presence of:

WALTON ACQUISITIONS FL, LLC, a Florida limited liability company

By: Walton International Group, Inc., a Nevada corporation, its Manager

Print Name: Desiree Rodriguez  
First Witness

By: Ambre Boutin  
Name: Ambre Boutin  
Title: Authorized Signatory

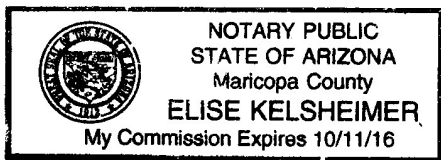
Print Name: Mark Franco  
Second Witness

By: Laura Gartner  
Name: Laura Gartner  
Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this    day of    FEB 25 2015, 20  , by Ambre Boutin and Laura Gartner, each an Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of the company. Both such persons are personally known to me.



[SEAL]

Notary Public, State of Arizona  
Print Name: ELISE KELSHEIMER  
Commission No.: 319327  
My Commission Expires: OCT 11 2016



CF83999-004

**SCHEDULE "A"****To the Special Warranty Deed****Legal Description of Property - Village at Midway**

Parcel 1:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY



CF83999-004

OF SAID

STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°06'37"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89°53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 229.66 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.65 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE



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Containing 17,411,400 square feet or 399.71 acres, more or less.

Parcel 2:

Parcel A:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Containing 1,701,018 square feet or 39.05 acres, more or less.

Parcel B:

THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THE EAST 39.00 FEET FOR CANAL RIGHT-OF-WAY AND LESS MIDWAY ROAD RIGHT-OF-WAY AS SET FORTH IN OFFICIAL



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RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,  
FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY,  
FLORIDA.

Containing 3,378,514 square feet or 77.56 acres, more or less.



CF83999-004

**RETURN TO:**  
**First American Title Insurance Co.**  
**400 South Rampart Drive, Suite 290**  
**Las Vegas, NV 89145**

**Prepared By:**

Walton Acquisitions FL, LLC  
c/o Walton International Group (USA), Inc.  
4800 N. Scottsdale Rd., Ste. 4000  
Scottsdale, Arizona 85251  
Attn: Wayne G. Souza

**Tax Identification Nos.:** 2334-340-0000-000-7  
3303-210-0000-000-4  
2334-410-0000-000-1

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this \_\_\_\_\_ day of **MAR 03 2015**, 20\_\_,  
between **WALTON ACQUISITIONS FL, LLC**, a Florida limited liability company  
("Grantor"), whose address is c/o Walton International Group (USA), Inc., 4800 North  
Scottsdale Road, Suite 4000, Scottsdale, Arizona 85251, and **FOO, John Fung Hai**, Trustee  
of the **FOO, John Fung Hai Village at Midway Revocable Trust ("Grantee")**, whose  
address is c/o Walton International Group (USA), Inc., 4800 N. Scottsdale Road, Suite 4000,  
Scottsdale, AZ 85251.

P-WRR



CF30777-010

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs, successors and assigns forever, a **Two/Two Thousand Four Hundredth (2/2400th)** undivided tenant-in-common interest in that certain real property in fee simple absolute situated in Sumter County, Florida (the "**Property**"):

See Schedule "A" attached hereto and made a part hereof

**Together** with all tenements, hereditaments and appurtenances thereto with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

**To Have to the Hold**, the same in fee simple forever.

**And** Grantor does hereby covenant with Grantee that Grantor lawfully seized the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is subject to: (i) taxes and assessments for the year 2014 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records of Sumter County, (ii) all conditions, restrictions, reservations, easements, covenants, and limitations in the Public Records of Sumter County, without, by this reference intending to reimpose the same, (iii) all laws, ordinances, restrictions, prohibitions, regulations, and other requirements imposed by governmental authorities, (iv) the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

**RESERVATION OF MINERALS:** Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the land.

**[SIGNATURE PAGE COMMENCES ON FOLLOWING PAGE]**



CF30777-010

In Witness Whereof, Grantor has executed this Special Warranty Deed as of the date written above.

Signed, Sealed and Delivered in the presence of:

WALTON ACQUISITIONS FL, LLC, a Florida limited liability company

By: Walton International Group, Inc., a Nevada corporation, its Manager

*Laura Gartner*  
Print Name: Laura Gartner  
First Witness

By: *[Signature]*  
Name: Elise Kelsheimer  
Title: Authorized Signatory

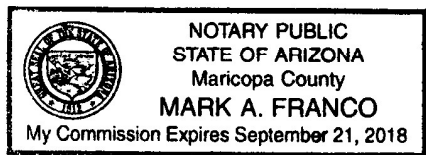
*[Signature]*  
Print Name: Cade Becher  
Second Witness

By: *[Signature]*  
Name: Sasha Smith  
Title: Authorized Signatory

STATE OF ARIZONA

COUNTY OF MARICOPA

ACKNOWLEDGED and subscribed before me this    day of    **MAR 03 2015**, 20  , by ELISE KELSHEIMER and Sasha Smith, each an Authorized Signatory of Walton International Group, Inc., a Nevada corporation, the Manager of Walton Acquisitions FL, LLC, a Florida limited liability company, on behalf of the company. Both such persons are personally known to me.



*[Signature]*  
Notary Public, State of Arizona  
Print Name: Mark A. Franco  
Commission No.: 334365  
My Commission Expires: SEP 21 2018

[SEAL]



CF30777-010

**SCHEDULE "A"****To the Special Warranty Deed****Legal Description of Property - Village at Midway**

Parcel 1:

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R. W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R. W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89°46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R. W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R. W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00°12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R. W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY OF SAID N.S.L.R. W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R. W.C.D. CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY



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Containing 17,411,400 square feet or 399.71 acres, more or less.

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Parcel B:

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CF30777-010  
VM2972-2344, VM2972-2345

RECORDS BOOK 44, PAGE 447, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,  
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FLORIDA.

Containing 3,378,514 square feet or 77.56 acres, more or less.



CF30777-010

SUNRISE RESIDENTIAL PRELIMINARY PLAT

OWNER OF RECORD

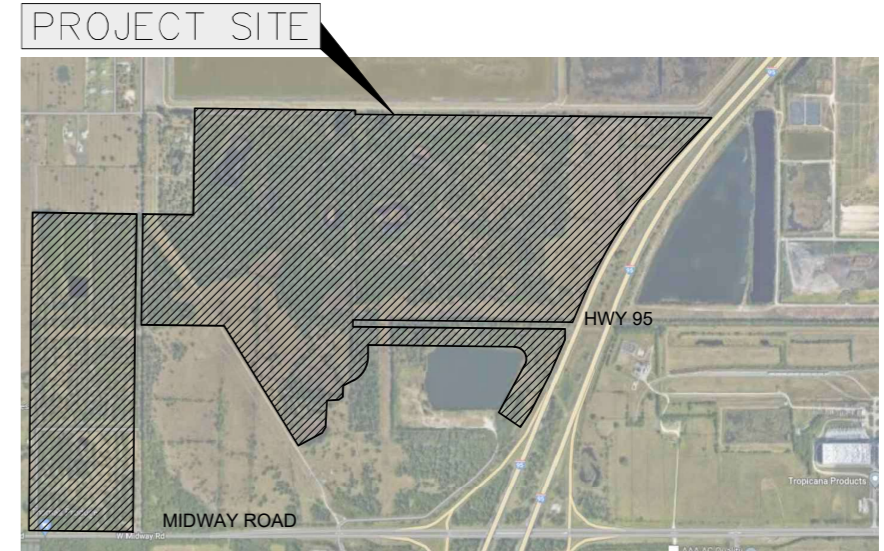
**WALTON ACQUISITIONS FL, LLC**

8800 N. GAINNEY CENTER DRIVE  
SUITE 345  
SCOTTSDALE, ARIZONA 85258

LAND SURVEYOR

**GSS SURVEYING AND MAPPING**

700 22nd PLACE, SUITE 2A  
VERO BEACH, FLORIDA 32960  
TEL (321) 914-3978



LOCATION MAP  
NOT TO SCALE

DEVELOPER

**SUNRISE RESIDENTIAL, LLC**

200 E. ROBINSON STREET  
ORLANDO, FLORIDA 32801

CIVIL ENGINEER

**MILLS, SHORT AND ASSOCIATES**

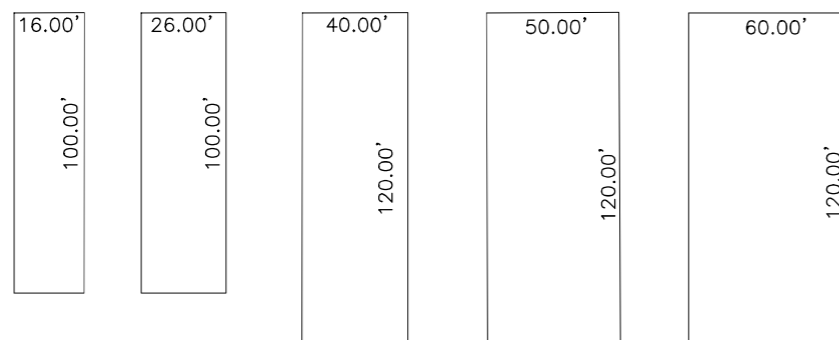
700 22nd PLACE, SUITE 2C & 2D  
VERO BEACH, FLORIDA 32960  
TEL (772) 226-7282

**SURVEYORS NOTES:**

1. 1500 TOTAL LOTS TO BE PLATTED.
2. UTILITY EASEMENTS TO BE DETERMINED AT FINAL PLAT SUBMITTAL
3. DRAINAGE EASEMENTS TO BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL
4. LAKE TRACTS SIZE WILL BE FINALIZED AFTER CONSTRUCTION PLAN APPROVAL ON FINAL PLAT
5. THE NORTH LINE OF SECTION 3 IS ASSUMED TO BEAR S 89°53'59" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ALL POND TRACTS AND PRIVATE ROAD RIGHT-OF-WAYS WILL BE OWNED AND MAINTAINED BY THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0170 J AND 12111C0260 J, HAVING AN EFFECTIVE DATE OF MARCH 17, 2014. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

SINGLE FAMILY TYPICAL LOT SIZES

MINIMUM SIZE  
(NOT TO SCALE)



**PROPOSED SINGLE FAMILY BUILDING LOT SETBACKS:**  
(16.00' AND 26.00' LOT SET BACKS TO BE DETERMINED)

TYPICAL 40' LOT	TYPICAL 50' LOT	TYPICAL 60' LOT
FRONT 20'	FRONT 20'	FRONT 20'
SIDE 5'	SIDE 5'	SIDE 5'
REAR 10'	REAR 10'	REAR 10'

(SETBACKS MUST BE VERIFIED WITH THE CITY OF FORT PIERCE BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

LANDSCAPE ARCHITECT-LAND PLANNER

**LUCIDO AND ASSOCIATES**

701 S.E OCEAN BOULEVARD  
STUART, FLORIDA 34994  
TEL (772) 220-2100

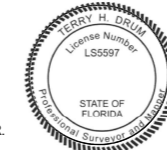
GSS SURVEYING & MAPPING, LLC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597  
OR  
DAVID M. JONES PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEAL  
TERRY H. DRUM, PSM



# SUNRISE RESIDENTIAL PRELIMINARY PLAT

## SECTIONS 2,3,34, & 35

### TOWNSHIP 35 & 36 SOUTH,

### RANGE 39 EAST

### ST. LUCIE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

**PARCEL 1:**

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 1318.99 FEET TO A POINT ON THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34 A NOT INCLUDED PARCEL; THENCE S89° 46'53"E ALONG THE SOUTH LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 624.96 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL NOT INCLUDED; THENCE N00°16'46"E ALONG THE EAST LINE OF SAID PARCEL NOT INCLUDED A DISTANCE OF 1319.04 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE S89°47'10"E ALONG THE 1/4 SECTION LINE OF SAID SECTION 34 A DISTANCE OF 1987.99 FEET TO A POINT ON THE EAST LINE OF SECTION 34, THENCE S00°06'37"W ALONG THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 49.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 98.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°59'09"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 2664.42 FEET TO A POINT ON THE 1/4 SECTION LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE N00° 12'25"E ALONG THE 1/4 SECTION OF SAID SECTION 35 A DISTANCE OF 2.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 101 (A 94.00 FEET WIDE CANAL RIGHT-OF-WAY); THENCE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 101 A DISTANCE OF 1331.59 FEET; THENCE CONTINUE S89°52'23"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF CANAL NO. 101 A DISTANCE OF 418.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES) THENCE S42°14'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 727.09 FEET TO THE BEGINNING OF A CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 402.05 FEET THROUGH A CENTRAL ANGLE OF 03°54'07"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 597.06 FEET THROUGH A CENTRAL ANGLE OF 05°47'41"; TO THE BEGINNING OF A COMPOUND CURVE ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5903.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 999.10 FEET THROUGH A CENTRAL ANGLE OF 09°41'48"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S22°50'38"W A DISTANCE OF 363.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 102 (A 85 FOOT WIDE CANAL RIGHT-OF-WAY); THENCE N89°48'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 60.02 FEET; THENCE CONTINUE N89°53'51"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 900.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 430.07 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°53'51"W A DISTANCE OF 1330.07 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE S00°04'39"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 A DISTANCE OF 42.50 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE S00°06'35"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 42.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 102; THENCE S89° 53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89° 53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°03'15"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 129.69 FEET RETURNING TO THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 9 (INTERSTATE 1-95); THENCE S22°50'38"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 470.73 FEET; THENCE CONTINUE S26°50'37"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 519.99 FEET; THENCE CONTINUE S32°49'14"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 230.02 FEET; THENCE DEPARTING SAID STATE ROAD NO. 9 N56°07'55"W A DISTANCE OF 323.59 FEET; THENCE N27°59'51"E A DISTANCE OF 671.72 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE N89°50'50"W A DISTANCE OF 1811.20 FEET; THENCE S00°00'00"E A DISTANCE OF 142.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE S62°33'43"W A DISTANCE OF 139.15 FEET; THENCE S01°56'01"W A DISTANCE OF 142.19 FEET; THENCE S53°57'44"W A DISTANCE OF 58.71 FEET; THENCE S85°17'03"W A DISTANCE OF 146.97 FEET; THENCE S02°37'14"W A DISTANCE OF 332.85 FEET; THENCE S31°56'28"W A DISTANCE OF 78.35 FEET; THENCE S61°15'41"W A DISTANCE OF 335.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 119, PAGE 404; THENCE N32°18'17"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1746.02 FEET TO A POINT ON THE NORTH RIGHT OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 377, PAGES 2069-2076; THENCE N89°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

**BEING ALSO DESCRIBED AS FOLLOWS:**

A PARCEL OF LAND LYING IN SECTIONS 2, 3, 34, AND 35 TOWNSHIP 35 SOUTH AND 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°20'10"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. 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CANAL NO. 102; THENCE S89° 53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1330.04 FEET; THENCE CONTINUE S89° 53'51"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1300.04 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 116, AT PAGE 379 OF THE PUBLIC RECORDS OF ST. 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CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH SECTION LINE OF SAID SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND BEING THE POINT OF BEGINNING.

**EASEMENT PARCELS:**

**EASEMENT 1:**

TOGETHER WITH THE EASEMENT RIGHTS OF MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UPON, ACROSS AND OVER THE "EASEMENT PROPERTY" AS SET FORTH IN THE TEMPORARY EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND BETWEEN MIDWAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1456, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**EASEMENT 2:**

TOGETHER WITH THE EASEMENT RIGHTS IN FAVOR OF THE FEE PARCEL DESCRIBED ABOVE AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT DATED JULY 30, 2004, BY AND AMONG MIDWAY PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILLOW LAKES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HYMAN B. HENDLER AND ALVIN D. SCHWARTZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF AN UNRECORDED TRUST AGREEMENT KNOWN AS THE RESTATED AND AMENDED AND REVOCABLE LAND TRUST AGREEMENT FOR HHHP ASSOCIATES, DATED THE 2ND DAY OF JANUARY, 1995, AND REPECHAGE DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 2035, PAGE 1430, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**PARCEL 2:**

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N 89°46'35" W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S 00°03'49" W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED ON OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S 89°46'35" E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S 32°18'17" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N 61°15'41" E A DISTANCE OF 335.12 FEET; THENCE N 31°56'28" E A DISTANCE OF 78.35 FEET; THENCE N 02°37'14" E A DISTANCE OF 332.85 FEET; THENCE N 85°17'03" E A DISTANCE OF 146.97 FEET; THENCE N 53°57'44" E A DISTANCE OF 58.71 FEET; THENCE N 01°56'01" E A DISTANCE OF 142.19 FEET; THENCE N 62°33'43" E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N 00°00'00" W A DISTANCE OF 142.46 FEET; THENCE S 89°50'50" E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S 27°59'51" W A DISTANCE OF 671.72 FEET; THENCE S 56°07'55" E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S 32°49'14" W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S 44°46'35" ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N 00°04'30" E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 44°46'35" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N 00°04'43" E A DISTANCE OF 535.11 FEET; THENCE S 89°59'23" W A DISTANCE OF 166.33 FEET; THENCE S 00°04'55" W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S 50°43'56" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S 87°40'44" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S 00°01'50" E A DISTANCE OF 72.00 FEET; THENCE S 89°58'10" W A DISTANCE OF 1,610.26 FEET; THENCE S 00°01'50" E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N 89°52'26" W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N 00°02'49" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING. CONTAINING 197.90 ACRES, MORE OR LESS

**TOGETHER WITH:**

THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR 1-95. PF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA CONTAINING 2.33 ACRES, MORE OR LESS SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS

<p><b>GSS Surveying and Mapping, LLC</b>                  700 22<sup>nd</sup> Place                  Suite 2A                  Vero Beach, FL 32960                  772-696-5300</p>	<p><b>GSS Surveying and Mapping, LLC</b>                  4620 Lipscomb St NE                  Suite 2                  Palm Bay, FL 32905                  321-914-3978</p>
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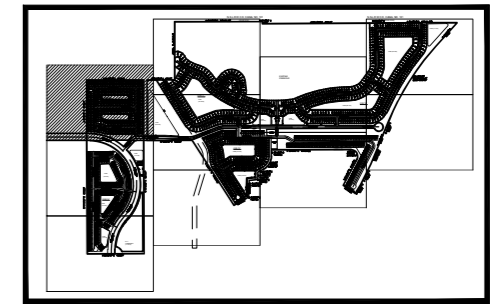
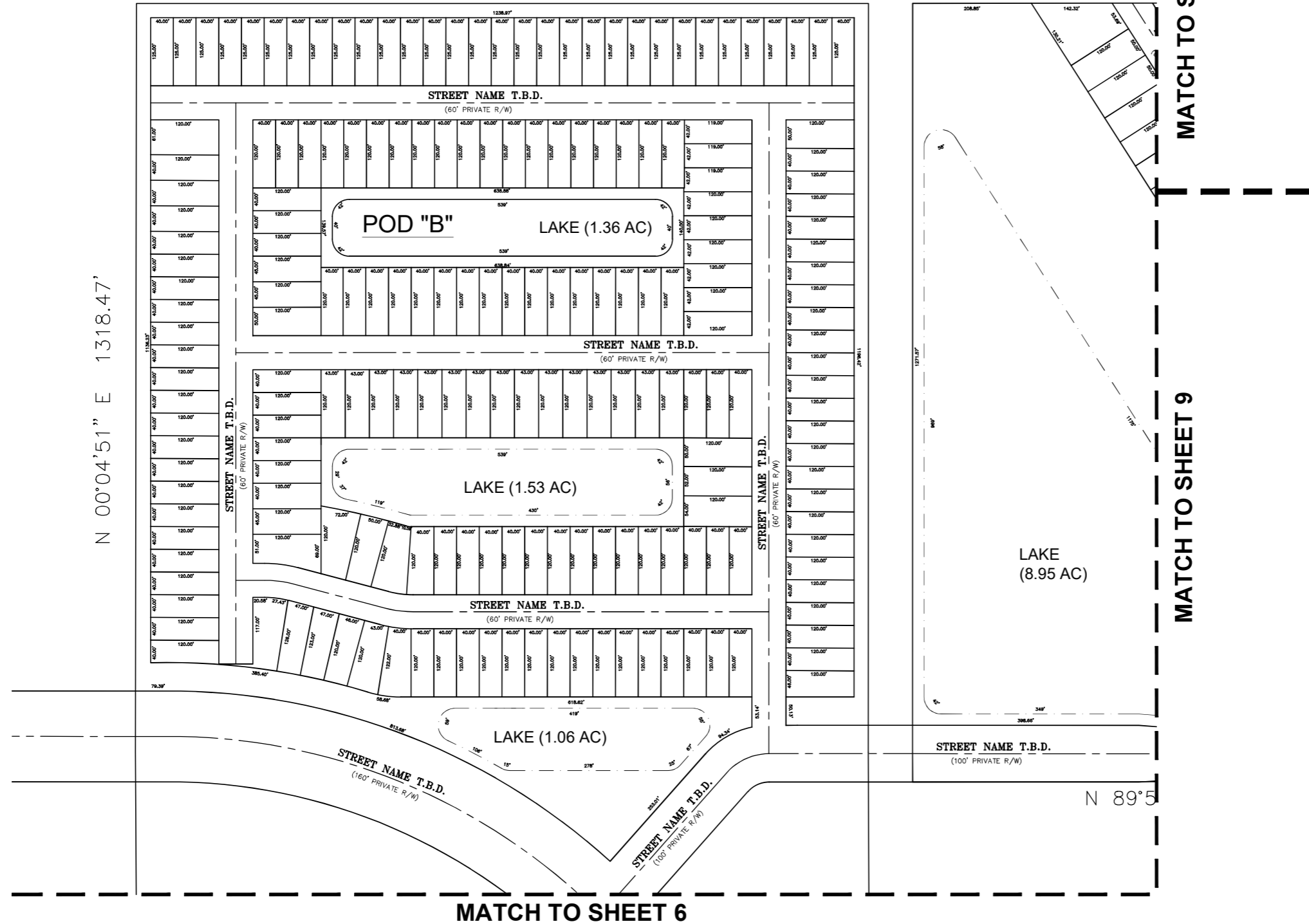


# SUNRISE RESIDENTIAL PRELIMINARY PLAT

## BLOCK 1 LOTS 1-202

N 89°59'41" E 1288.94'

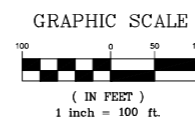
N 00°04'51" E 1318.47'



**KEY MAP**  
(NOT TO SCALE)

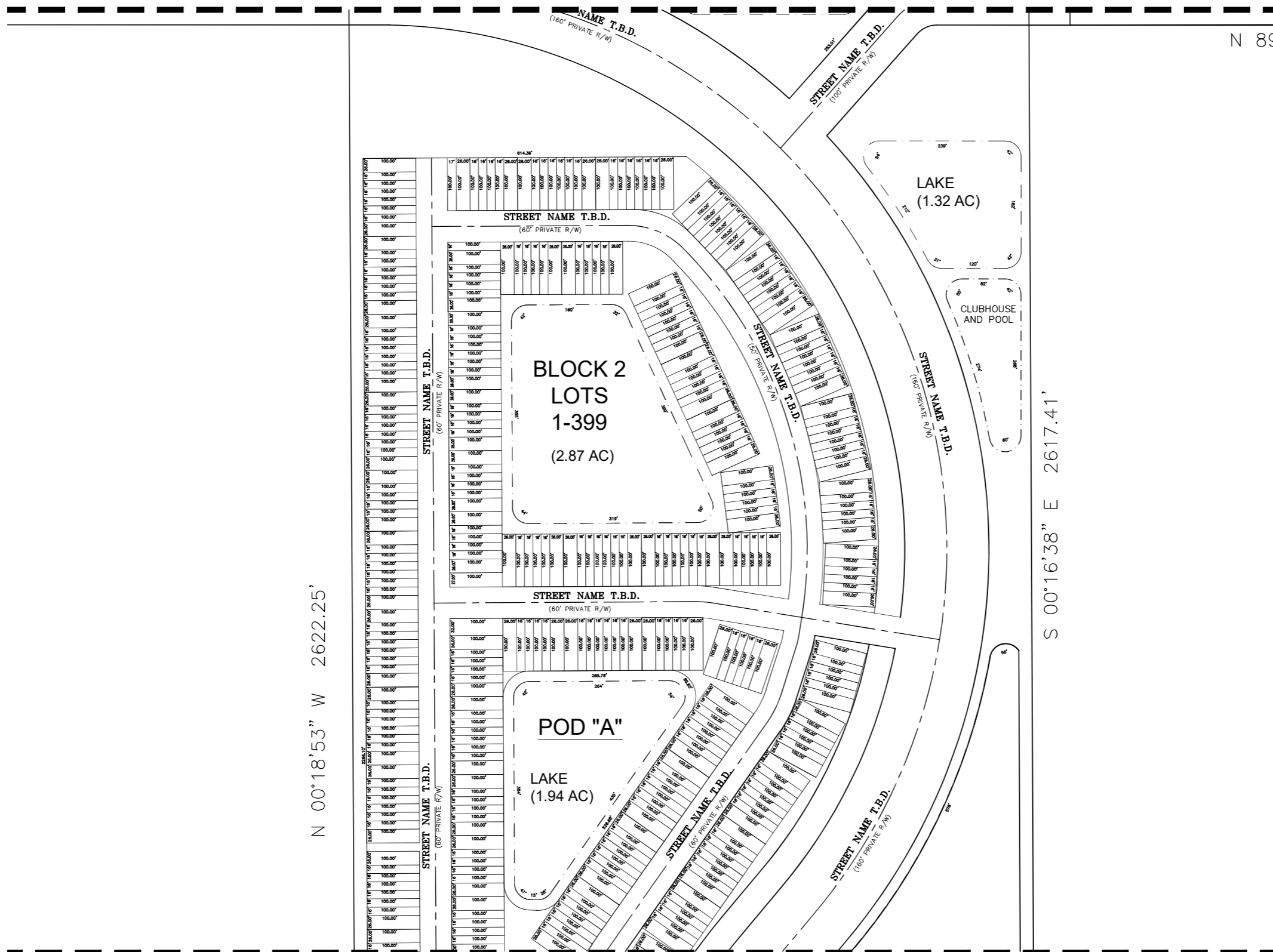
**LEGEND**

AC = ACRES  
 PLS = PROFESSIONAL LAND SURVEYOR  
 PRM = PERMANENT REFERENCE MONUMENT  
 PSM = PROFESSIONAL SURVEYOR & MAPPER  
 R/W = RIGHT OF WAY  
 T.B.D. = TO BE DETERMINED



SUNRISE RESIDENTIAL PRELIMINARY PLAT

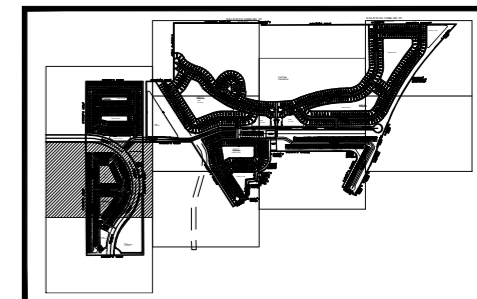
MATCH TO SHEET 5



N 00°18'53" W 2622.25'

S 00°16'38" E 2617.41'

N 89'



KEY MAP  
(NOT TO SCALE)

MATCH TO SHEET 9

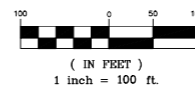
MATCH TO SHEET 10

MATCH TO SHEET 7

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED

GRAPHIC SCALE



SHEET 6 OF 14

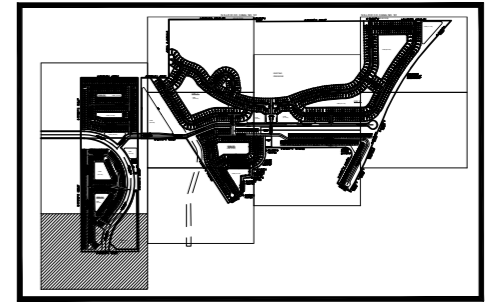
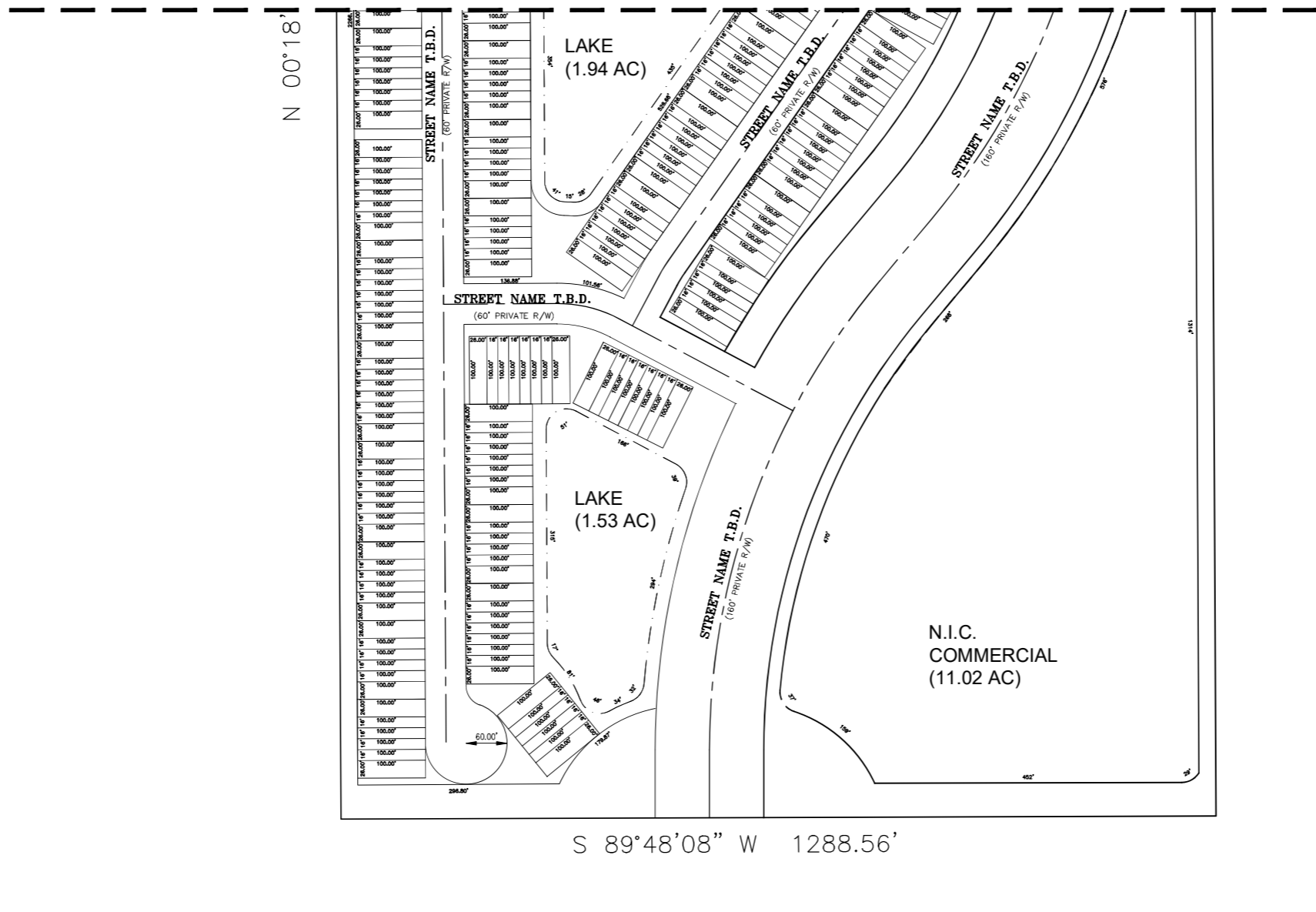
GSS Surveying and Mapping, LLC  
700 22nd Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300



GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

# SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 6



KEY MAP  
(NOT TO SCALE)

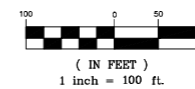
MATCH TO SHEET 10

S 89°48'08" W 1288.56'

**LEGEND**

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED

GRAPHIC SCALE



GSS Surveying and Mapping, LLC  
700 22<sup>nd</sup> Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300



GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT

N.S.L.R.W.C.D. CANAL NO. 101

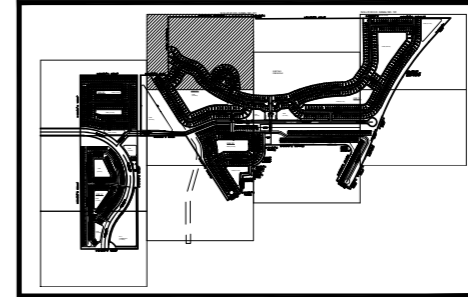
S 89°53'24" W 1987.60 (M)'

(63.00 R/W)

S 00°12'49" E 49.00'

N 00°02'40" W 1319.04'

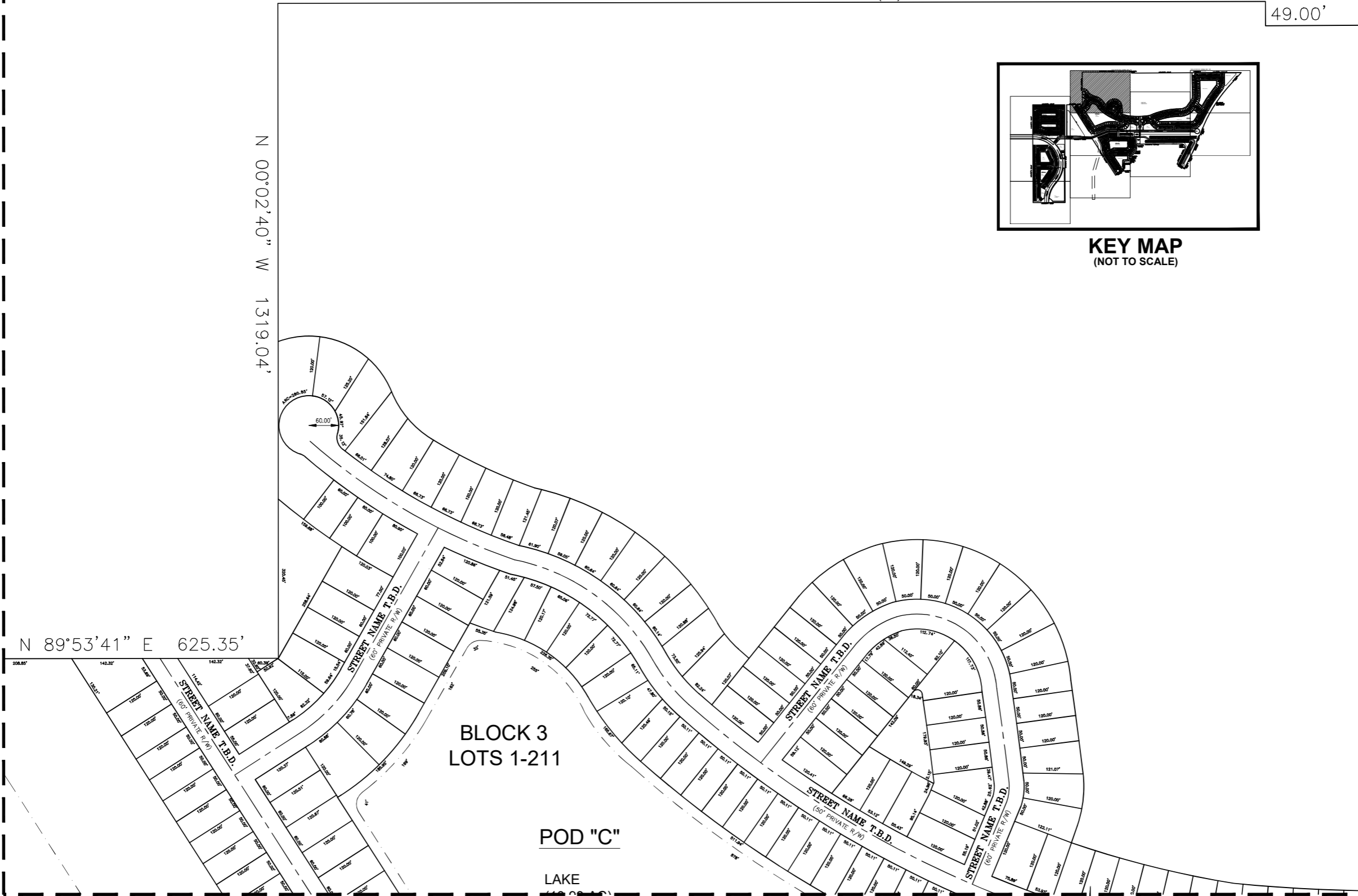
N 89°53'41" E 625.35'



KEY MAP (NOT TO SCALE)

MATCH TO SHEET 5

MATCH TO SHEET 11



BLOCK 3  
LOTS 1-211

POD "C"

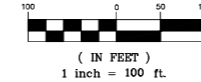
LAKE

MATCH TO SHEET 9

LEGEND

AC = ACRES  
PLS = PROFESSIONAL LAND SURVEYOR  
PRM = PERMANENT REFERENCE MONUMENT  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
R/W = RIGHT OF WAY  
T.B.D. = TO BE DETERMINED

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



SHEET 8 OF 14

GSS Surveying and Mapping, LLC  
700 22nd Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300



GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 5

MATCH TO SHEET 11

MATCH TO SHEET 6

MATCH TO SHEET 12

MATCH TO SHEET 8

POD "C"

LAKE  
(10.93 AC)

BLOCK 3

LAKE  
(8.95 AC)

LAKE  
(1.82 AC)

STREET NAME T.B.D.  
(100' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(100' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

STREET NAME T.B.D.  
(60' PRIVATE R/W)

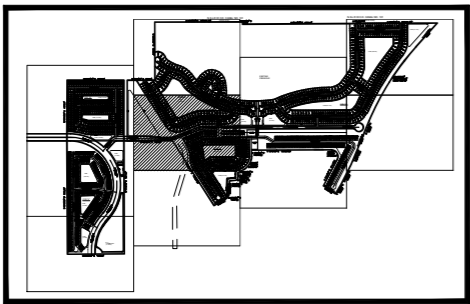
STREET NAME T.B.D.  
(60' PRIVATE R/W)

N 89°53'55" E 2621.95

S 32°37'47" W

MATCH TO SHEET 10

BLOCK 4  
LOTS 1-172  
LAKE (4.29 AC)

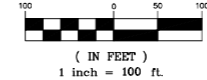


KEY MAP  
(NOT TO SCALE)

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED

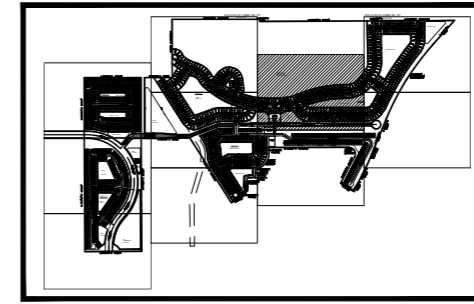
GRAPHIC SCALE



<p>GSS Surveying and Mapping, LLC 700 22<sup>nd</sup> Place Suite 2A Vero Beach, FL 32960 772-696-5300</p>		<p>GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978</p>
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# SUNRISE RESIDENTIAL PRELIMINARY PLAT



**KEY MAP**  
(NOT TO SCALE)

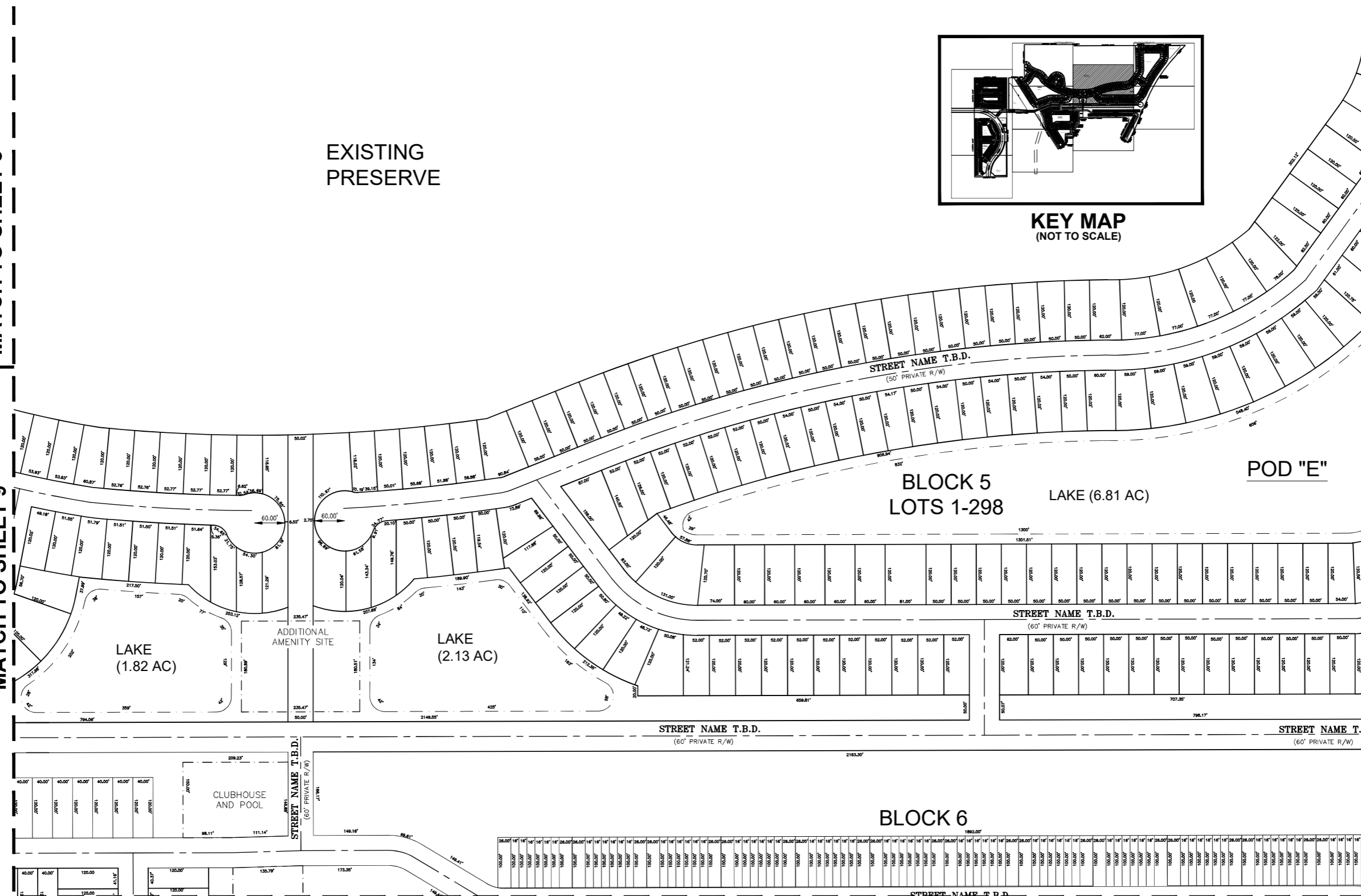
EXISTING  
PRESERVE

MATCH TO SHEET 8

MATCH TO SHEET 13

MATCH TO SHEET 9

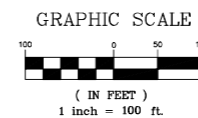
MATCH TO SHEET 14



MATCH TO SHEET 12

**LEGEND**

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED



<p>GSS Surveying and Mapping, LLC 700 22<sup>nd</sup> Place Suite 2A Vero Beach, FL 32960 772-696-5300</p>		<p>GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 Palm Bay, FL 32905 321-914-3978</p>
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# SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 11

BLOCK 6

STREET NAME T.B.D.  
(60' PRIVATE R/W)

TRACT "G"

BLOCK 6  
LOTS 1-218

A308.52'  
R150.00'  
D117°50'41"

N 00°19'30" W  
142.45'(C)

A365.80'  
R335.00'  
D62°33'46"

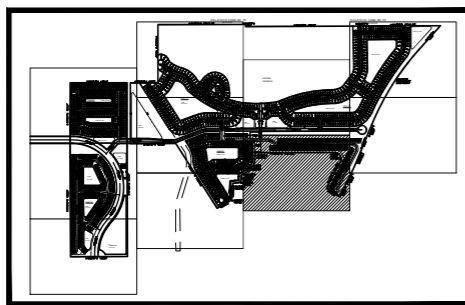
N 62°14'13" E  
139.15'(C)  
N 01°36'31" E  
142.19'(C)  
N 53°38'14" E  
58.71'(C)  
33" E  
(C)

MATCH TO SHEET 9

MATCH TO SHEET 10

MATCH TO SHEET 13

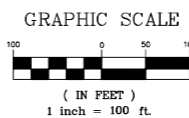
MATCH TO SHEET 14



KEY MAP  
(NOT TO SCALE)

**LEGEND**

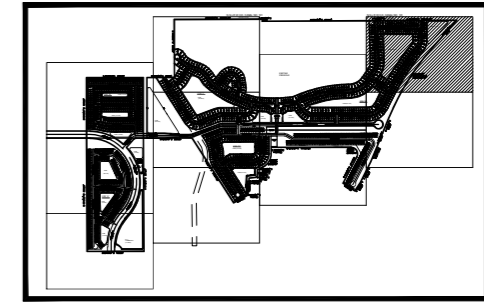
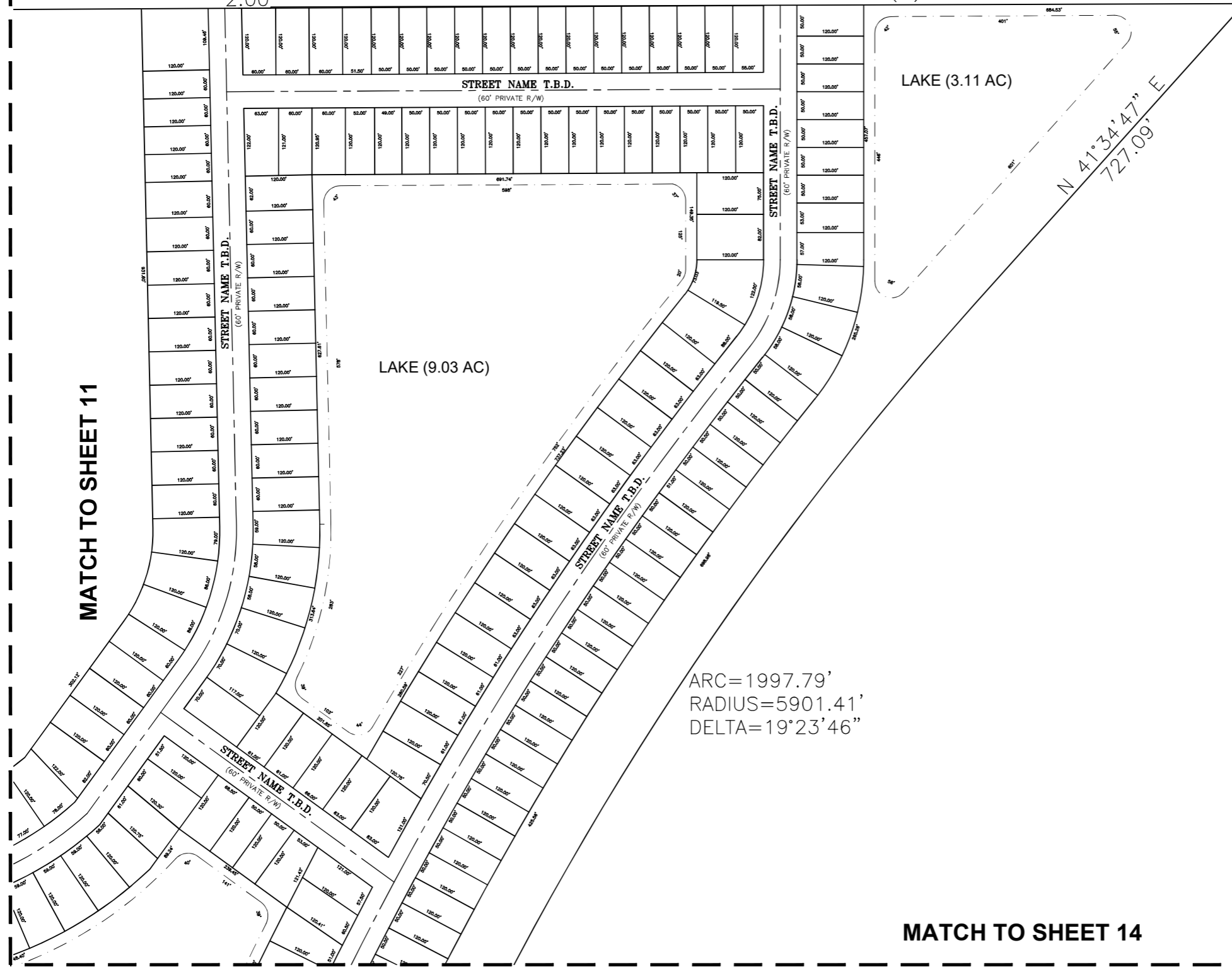
- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
- T.B.D. = TO BE DETERMINED



SUNRISE RESIDENTIAL PRELIMINARY PLAT  
 N.S.L.R.W.C.D. CANAL NO. 101

N 00°18'35" W (63.00 R/W)  
 2.00'

S 89°48'11" W 1750.19 (M)'



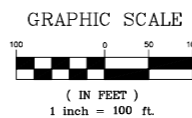
KEY MAP  
 (NOT TO SCALE)

ARC=1997.79'  
 RADIUS=5901.41'  
 DELTA=19°23'46"

MATCH TO SHEET 14

LEGEND

- AC = ACRES
- PLS = PROFESSIONAL LAND SURVEYOR
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT OF WAY
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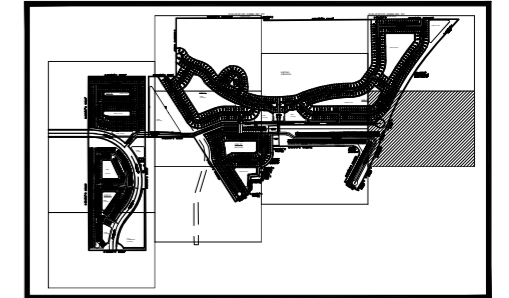
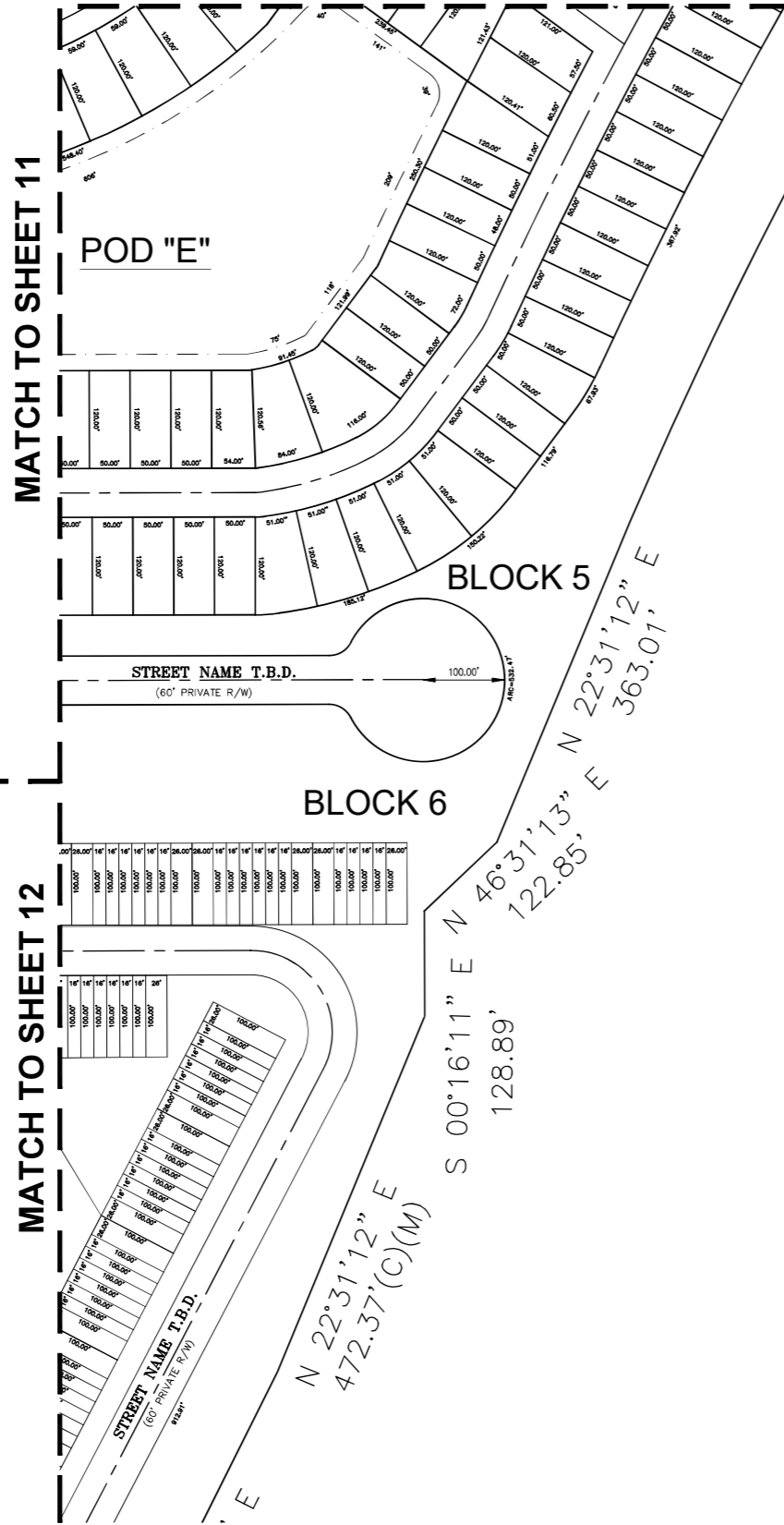
GSS Surveying and Mapping, LLC  
 700 22<sup>nd</sup> Place  
 Suite 2A  
 Vero Beach, FL 32960  
 772-696-5300



GSS Surveying and Mapping, LLC  
 4620 Lipscomb St NE  
 Suite 2  
 Palm Bay, FL 32905  
 321-914-3978

SUNRISE RESIDENTIAL PRELIMINARY PLAT

MATCH TO SHEET 13



KEY MAP  
(NOT TO SCALE)

MATCH TO SHEET 12

LEGEND

AC = ACRES  
 PLS = PROFESSIONAL LAND SURVEYOR  
 PRM = PERMANENT REFERENCE MONUMENT  
 PSM = PROFESSIONAL SURVEYOR & MAPPER  
 RW = RIGHT OF WAY  
 T.B.D. = TO BE DETERMINED

