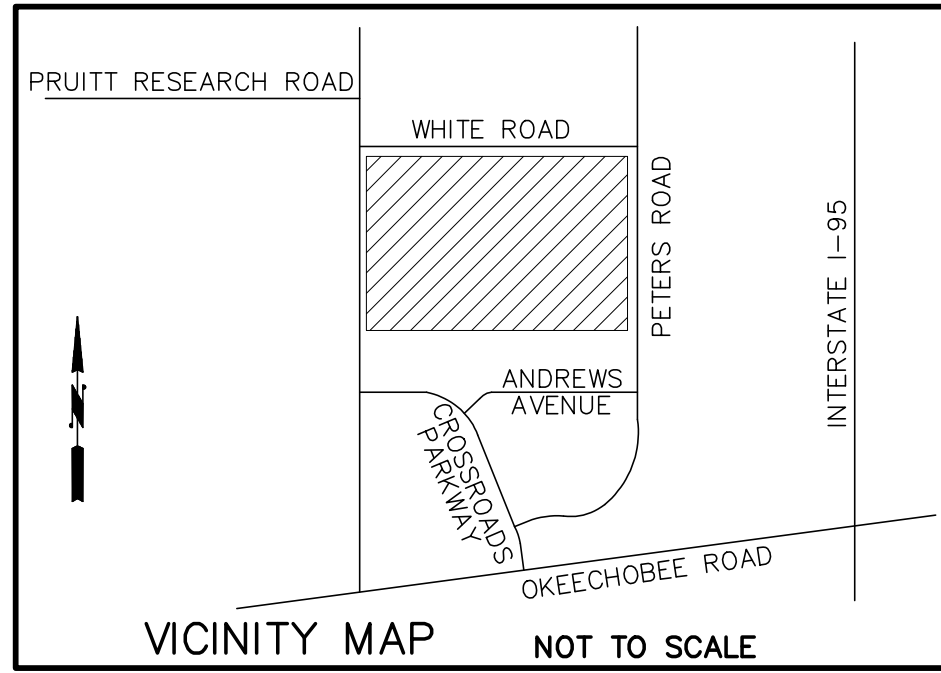


KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SCANNELL PROPERTIES #533, LLC, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND FL ST LUCIE 95, LLC, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "KINGS HIGHWAY COMMERCE PARK" BEING A PARCEL OF LAND LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND PROCEED NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 134.91 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE, A DISTANCE OF 35 FEET TO THE SOUTH LINE OF WHITE ROAD AS DESCRIBED IN COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG A LINE PARALLEL TO SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 2495.37 FEET TO A POINT 25 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 24 AND A POINT ON THE WEST RIGHT-OF-WAY LINE OF PETERS ROAD AS LAID OUT AND IN USE; THENCE SOUTH 00 DEGREES 04 MINUTES 58 SECONDS EAST PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1274.40 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE NORTH HALF OF LOT 9, OF THE NORTHWEST QUARTER, AS SHOWN ON BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 58 MINUTES 33 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY OF PETERS ROAD, A DISTANCE OF 5.00 FEET, TO A POINT 30 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, PARALLEL TO AND 30 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE, A DISTANCE OF 267.34 FEET TO A POINT ON A LINE 60 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 9, NORTHWEST QUARTER, AS SHOWN SAID BOSTON AND FLORIDA ATLANTIC COAST LAND CO., PLATT OF SECTION 24; THENCE SOUTH 89 DEGREES 54 MINUTES 18 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO A POINT 25 FEET WEST OF SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 00 DEGREES 04 MINUTES 55 SECONDS EAST, PARALLEL AND 25 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 397.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF SAID NORTHWEST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH THREE QUARTERS, A DISTANCE OF 2220.28 FEET TO THE SOUTHEAST CORNER OF TAKING PARCEL NO. 111, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, ST. LUCIE COUNTY, PUBLIC RECORDS; THENCE NORTH 00 DEGREES 07 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 295.04 FEET TO THE NORTHEAST CORNER OF SAID TAKING PARCEL NO. 111; THENCE NORTH 89 DEGREES 50 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID TAKING PARCEL NO. 111, A DISTANCE OF 343.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF KINGS HIGHWAY AS DESCRIBED IN SAID TAKING PARCEL NO. 111; THENCE ALONG THE EAST RIGHT-OF-WAY OF KINGS HIGHWAY FOR THE FOLLOWING 4 COURSES, BEING THE EAST LINE OF TAKING PARCELS NO. 111, 112 AND 113, DESCRIBED IN OFFICIAL RECORDS BOOK 3904, PAGE 1474, OFFICIAL RECORDS BOOK 3917, PAGE 899, OFFICIAL RECORDS BOOK 3917, PAGE 1057, ST. LUCIE COUNTY, PUBLIC RECORDS, RESPECTFULLY:

1) PROCEED ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8264.54 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 18 MINUTES 46 SECONDS, AN ARC DISTANCE OF 45.11 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 01 DEGREES 48 MINUTES 41 SECONDS EAST, A DISTANCE OF 45.11 FEET;

2) SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 30.02 FEET;

3) THENCE ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 8308.00 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 07 SECONDS, AN ARC DISTANCE OF 623.79 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 04 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 623.64 FEET TO A POINT OF REVERSE CURVATURE;

4) THENCE ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 8468.00 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 24 MINUTES 45 SECONDS, AN ARC DISTANCE OF 950.19 FEET, SAID CURVE SUBTENDED BY A CHORD BEARING OF NORTH 03 DEGREES 02 MINUTES 53 SECONDS EAST, A DISTANCE OF 949.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.650 ACRES MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- TRACTS "B" AND "C" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE ACCESS AND DRAINAGE EASEMENTS SHOWN HEREON WITHIN THE BOUNDARY OF THIS PLAT ARE HEREBY DEDICATED TO THE OF KINGS HIGHWAY COMMERCE PARK, PROPERTY OWNERS ASSOCIATION FOR ACCESS EASEMENT AND DRAINAGE EASEMENT PURPOSES AND OTHER UTILITY PURPOSES (INCLUDING CABLE TV SERVICES), AND AMENITIES SUCH AS GAZEBOS, BENCHES, LIGHT POLES AND OTHER AMENITIES APPROVED BY THE PROPERTY OWNERS ASSOCIATION AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNERS ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.
- THE WATER MANAGEMENT TRACT SHOWN HEREON IS DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR STORM WATER RETENTION PURPOSES, AND SHALL BE MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.
- THE CITY OF FORT PIERCE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC, AND PARKING AND ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE CITY DEEMS IT NECESSARY TO MAINTAIN ANY DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE CITY MAY REQUIRE THE PROPERTY OWNERS TO PAY AND ALL PART OF THE MAINTENANCE COST.
- TRACT A IS HEREBY DEDICATED AND GRANTED FEE SIMPLE TO THE STATE OF FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES
- TRACTS B AND C ARE HEREBY DEDICATED AND GRANTED FEE SIMPLE TO THE COUNTY OF ST. LUCIE, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES

IN WITNESS WHEREOF, THE OWNERS AND SUBDIVIDERS "SCANNELL PROPERTIES #533, LLC WHOSE ADDRESS IS 8801 RIVER CROSSING BOULEVARD, SUITE 300, INDIANAPOLIS, INDIANA 46240 DOES HEREBY CAUSE THE PROPERTY DESCRIBED TO BE SURVEYED AND PLATTED. TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS _____ DAY OF _____ 2025 SCANNELL PROPERTIES #533, LLC A FLORIDA CORPORATION

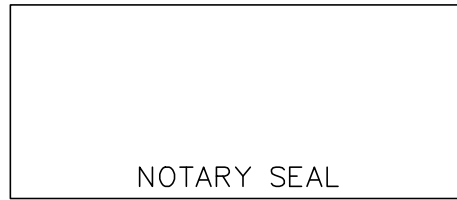
WITNESS: _____ BY: _____ ROBERT J. SCANNELL MANAGING MEMBER

WITNESS: _____ PRINT NAME _____ AND BY, _____

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2025 BY _____ SCANNELL PROPERTIES, LLC ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE) _____ (SIGNATURE) _____ NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SCANNELL PROPERTIES, LLC, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL ST. LUCIE COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: _____ BY: _____

FLORIDA BAR NO. # _____

MORTGAGEE'S CONCENT

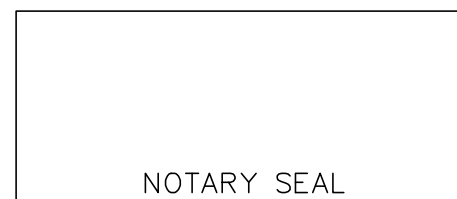
STATE OF FLORIDA COUNTY OF ST. LUCIE _____, THE OWNER AND HOLDER OF THOSE CERTAIN INDEMNITY MORTGAGES, DATED _____ AND RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____ IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE IT MORTGAGE TO SUCH DEDICATIONS DATED THIS _____ DAY OF _____ 2025

MORTGAGE COMPANY NAME WITNESS 1 BY _____ PRINT NAME: _____ POSITION: _____ WITNESS 2 _____ PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2025 BY _____ SCANNELL PROPERTIES, LLC ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE) _____ (SIGNATURE) _____ NOTARY PUBLIC



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF ST. LUCIE KINGS HIGHWAY COMMERCE PROPERTY OWNER ASSOCIATION, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESRVATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____ 2025

SIGNED _____ WITNESS _____ WITNESS _____ POSITION _____ PRINT NAME _____ PRINT NAME _____ PRINT NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2025 BY _____ SCANNELL PROPERTIES, LLC ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRE 20XX _____ (SIGNATURE) _____ (SIGNATURE) _____ NOTARY PUBLIC



CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA COUNTY OF ST. LUCIE IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE COUNTY COMMISSIONES OF ST. LUCIE COUNTY, FLORIDA THIS _____ DAY OF _____ 2025

BY: _____ JAMIE FOWLER CHAIRMAN, BOARD OF COMMISSIONERS

CERTIFICATE OF APPROVAL COUNTY ATTORNEY

THIS PLAT IS APPROVED AS TO FORM.

BY: _____ DANIEL S. MCINTYRE COUNTY ATTORNEY ST. LUCIE COUNTY BAR NUMBER _____

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

THIS _____ DAY OF _____ 2025 BY: _____ SARA HEDGES CITY ATTORNEY CITY OF FORT PIERCE

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA COUNTY OF ST. LUCIE PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD

THIS _____ DAY OF _____ 2025 FORT PIERCE CITY COMMISSION

BY: _____ LINDA COX CITY CLERK

SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES

THIS _____ DAY OF _____ 2025

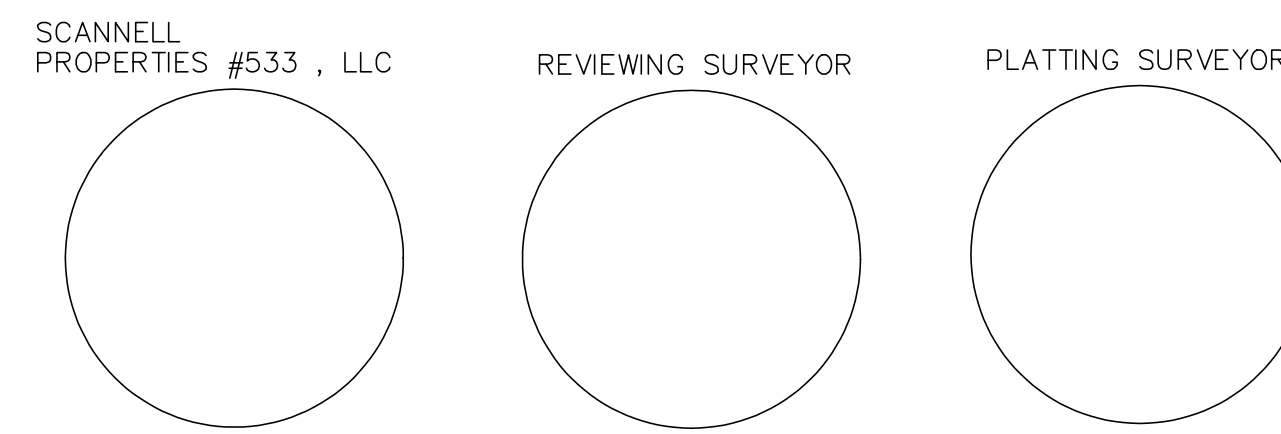
BY: _____ FRANK VELDHIJS PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENT OF THE PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE:

THIS _____ DAY OF _____ 2025

BY: _____ KEVIN FREEMAN DIRECTOR OF PLANNING CITY OF FORT PIERCE



PRELIMINARY PLAT

SURVEYORS & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

DATE: _____

RONALD E. STOTLER, P.L.S. LICENSE NO. 5026 STATE OF FLORIDA MAGELLAN SURVEYING & MAPPING, INC. LB No. 7571

SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE DATUM NAD 83 (1990 ADJUSTMENT) MEASURED GRID BEARING OF NORTH 00°07' WEST ALONG WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
- P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FORT PIERCE ZONING REGULATIONS
- DISTANCES ARE GROUND DISTANCES COORDINATES INFORMATION GRID DATUM - NAD 83, 1990 ADJUSTED ZONE - FLORIDA EAST ZONE LINEAR UNIT - U.S. SURVEY FOOT COORDINATE SYSTEM- 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION SCALE FACTOR = 0.999987351

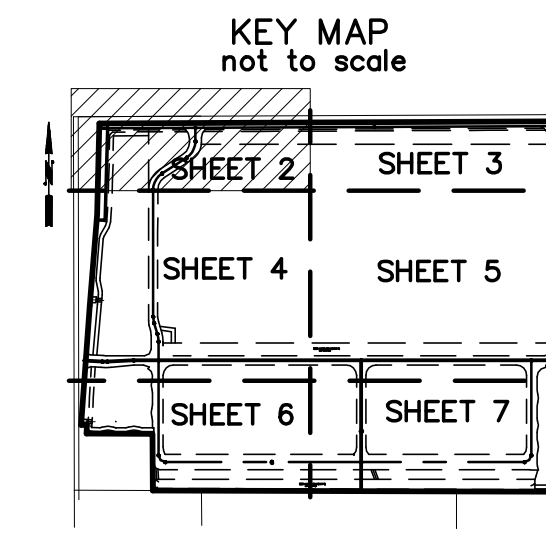
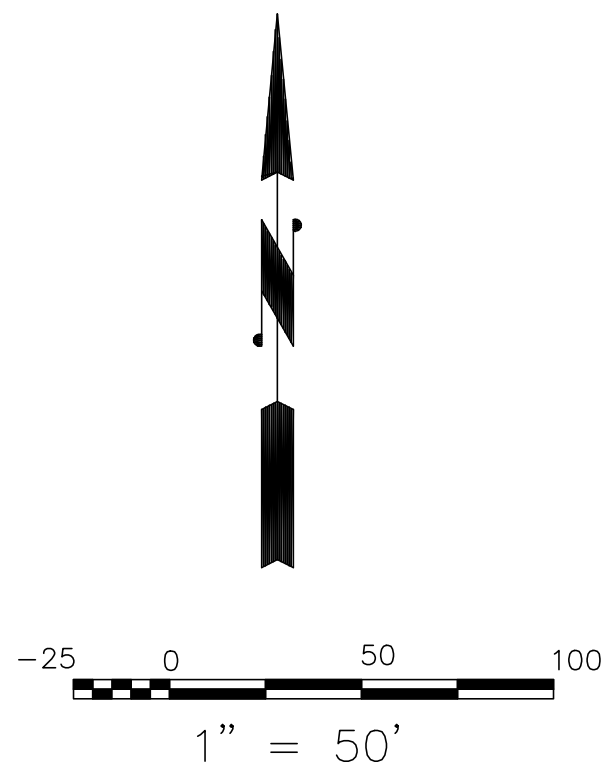
THIS INSTRUMENT WAS PREPARED BY RONALD E. STOTLER, P.L.S. FLORIDA SURVEYOR & MAPPER #5026 IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC. 450 SOUTH OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA, 33458 APRIL 14, 2025 PROJECT NUMBER: 21-020



KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PRELIMINARY PLAT



15' SEWER EASEMENT
ORB 2276, PAGE 2280

WHITE ROAD
35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166

POINT OF COMMENCEMENT
FOUND RAILROAD SPIKE
NORTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

FOUND CONCRETE MONUMENT
34.94' SOUTH
25.53' EAST

POINT OF BEGINNING

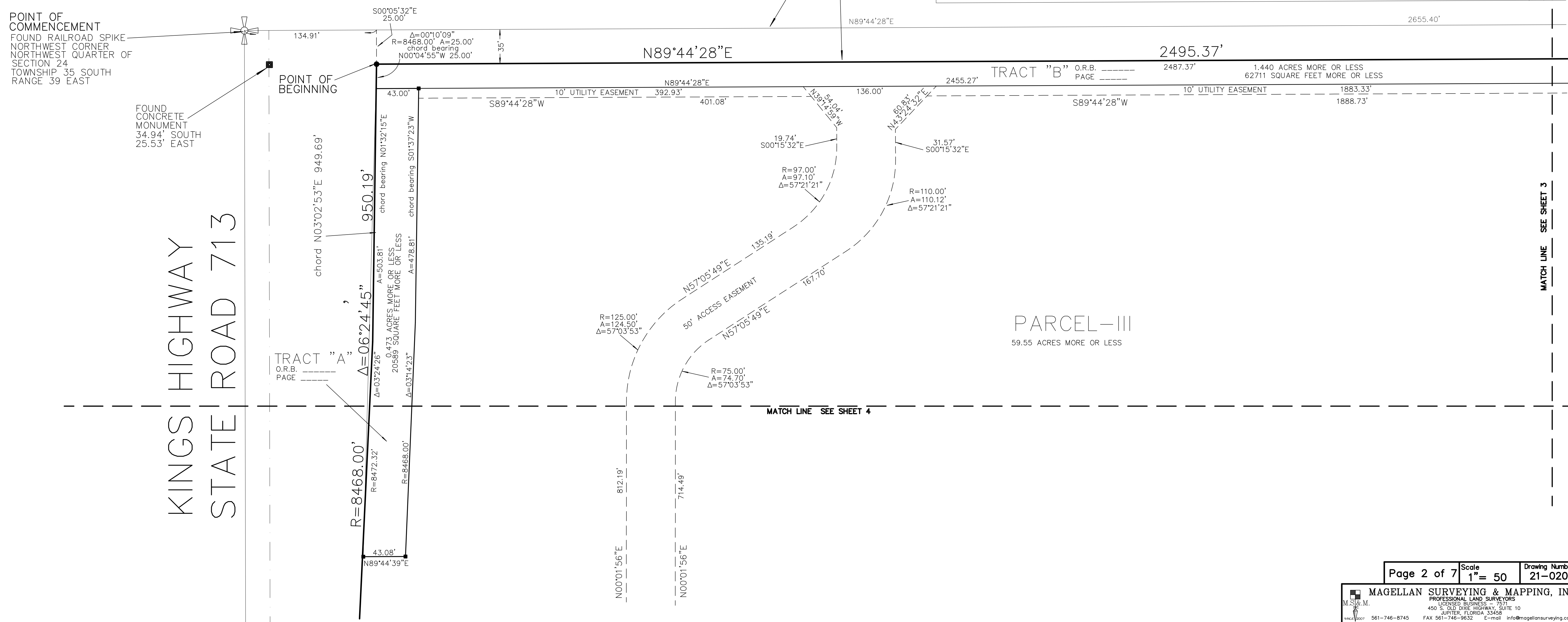
KINGS HIGHWAY
STATE ROAD 713

TRACT "A"
O.R.B. _____
PAGE _____

TRACT "B"
O.R.B. _____
PAGE _____

1,440 ACRES MORE OR LESS
62,711 SQUARE FEET MORE OR LESS

PARCEL-III
59.55 ACRES MORE OR LESS



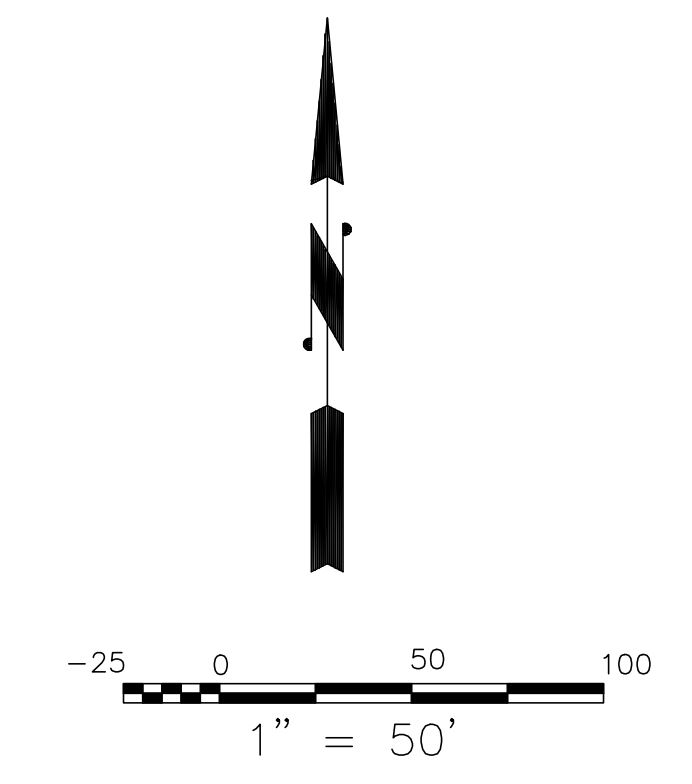
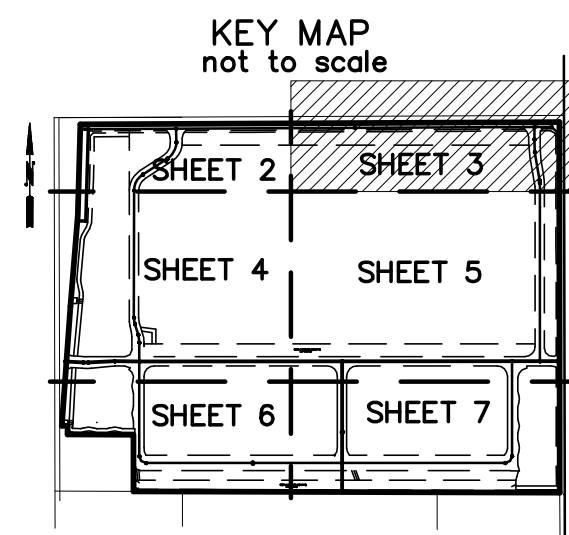
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

KINGS HIGHWAY COMMERCE PARK

PRELIMINARY PLAT

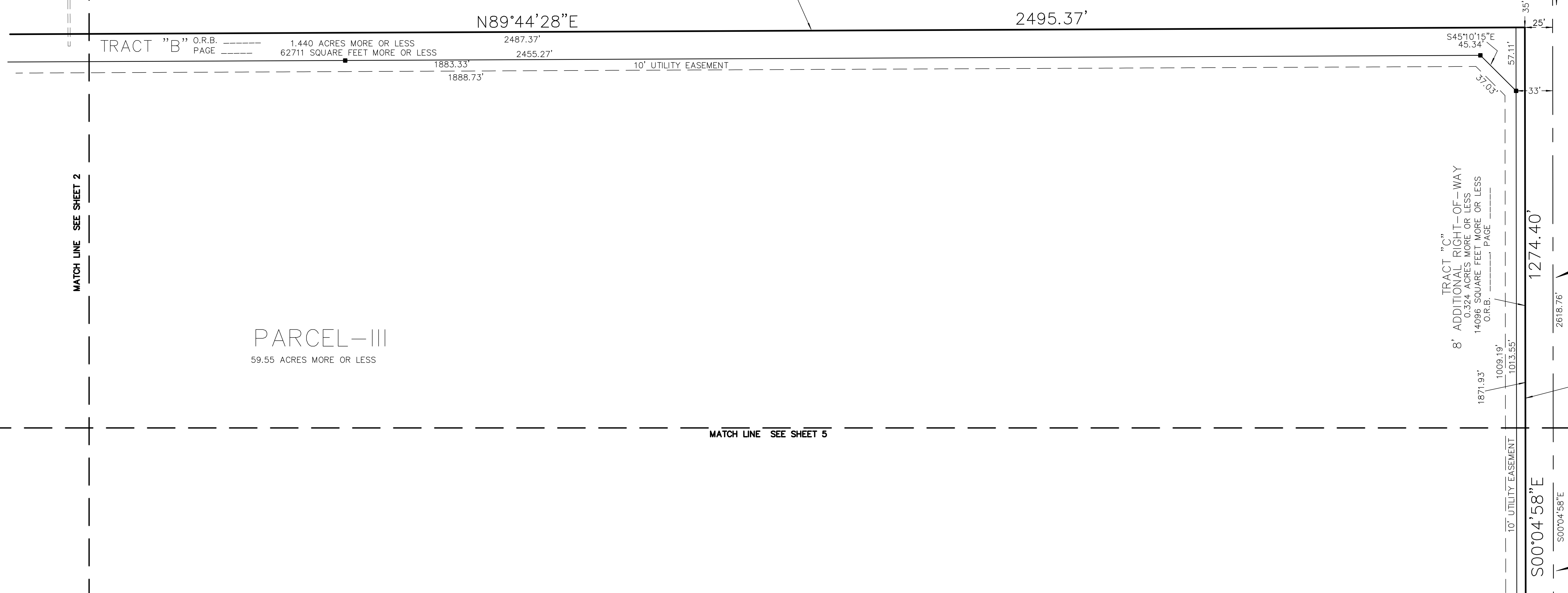
BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



15' SEWER EASEMENT
ORB 2276, PAGE 2280

WHITE ROAD
35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166

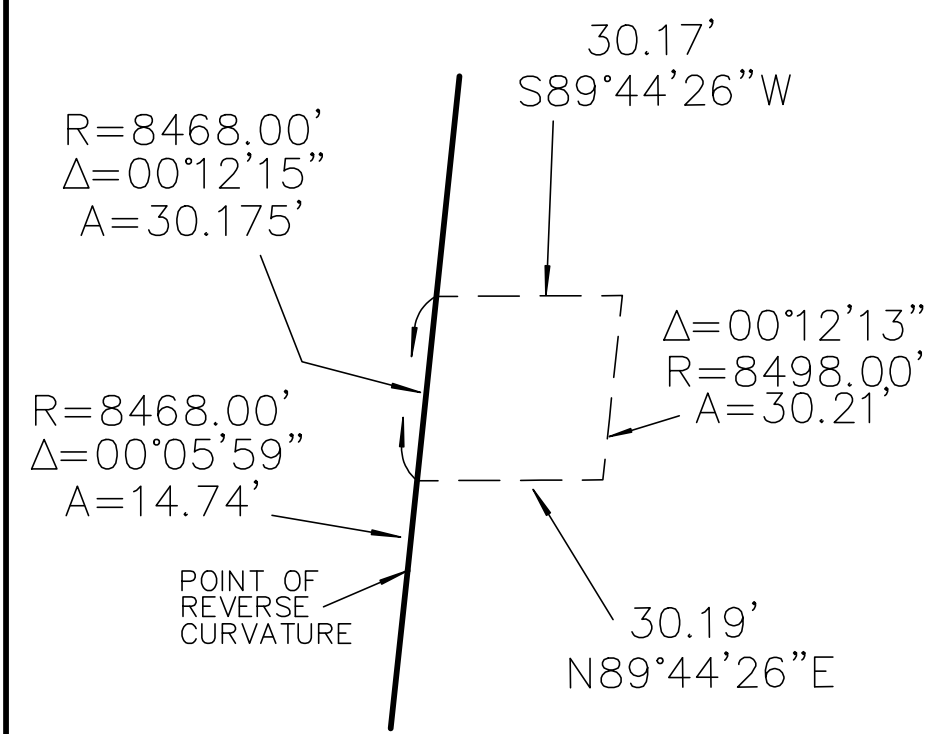
NORTHEAST CORNER
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST



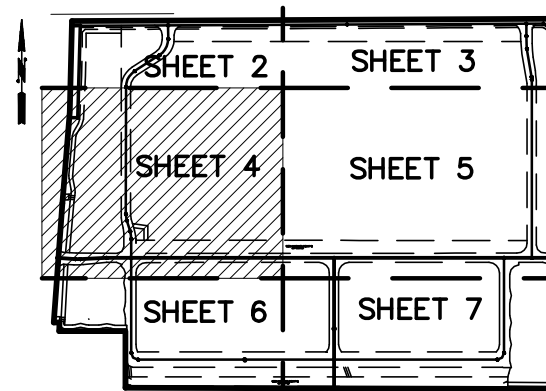
PETERS ROAD
50' ROAD RIGHT-OF-WAY
AS LAID OUT AND IN USE
& EAST LINE
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

EAST LINE
NORTHWEST QUARTER
SECTION 24

DETAIL: 1
 PARCEL NO. 802
 PERMANENT EASEMENT
 ORB 3917, PAGE 899
 ORB 3981, PAGE 1816



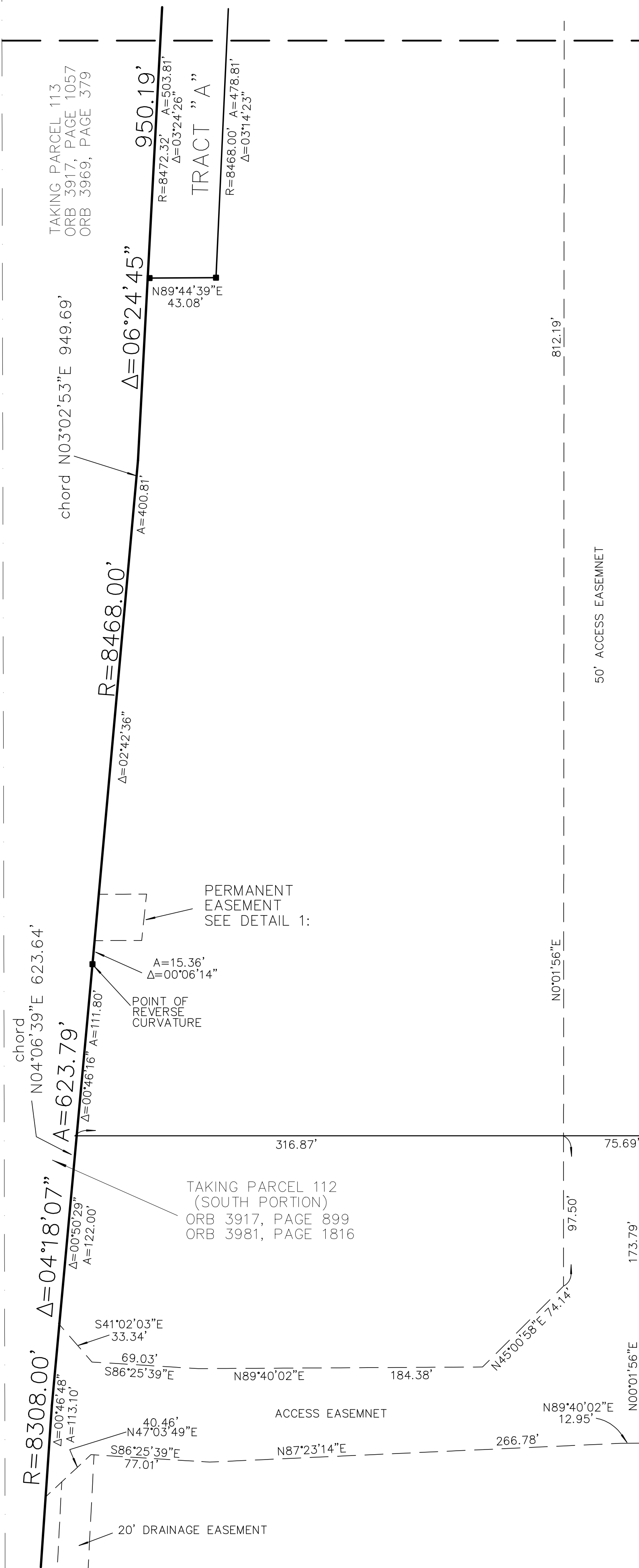
KEY MAP
 not to scale



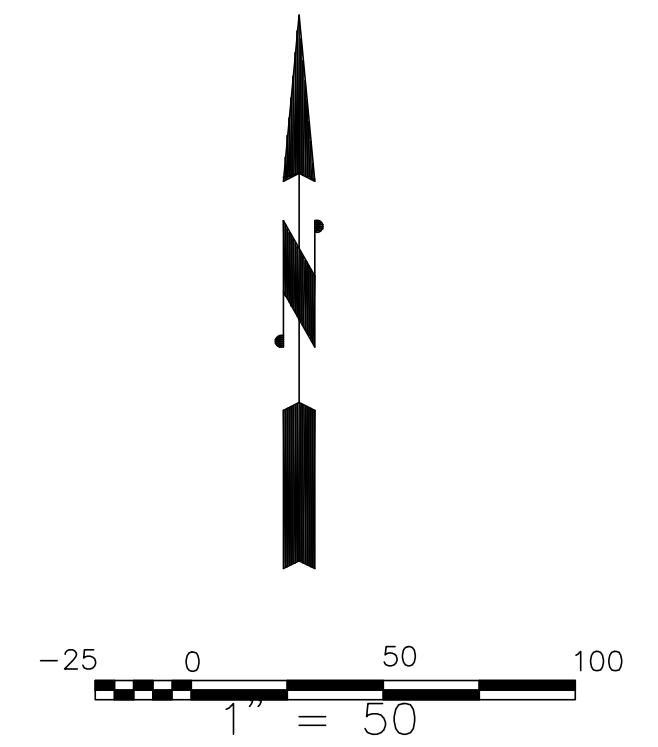
GPS MEASUREMENTS 2592.84' N00°06'58\"/>

WEST LINE
 NORTHWEST QUARTER OF
 SECTION 24

KINGS HIGHWAY
 STATE ROAD 713



MATCH LINE SEE SHEET 2



PARCEL-III
 59.55 ACRES MORE OR LESS

TAKING PARCEL 112
 (SOUTH PORTION)
 ORB 3917, PAGE 899
 ORB 3981, PAGE 1816

PARCEL-II
 21.18 ACRES MORE OR LESS

MATCH LINE SEE SHEET 6

PRELIMINARY PLAT

KINGS HIGHWAY COMMERCE PARK

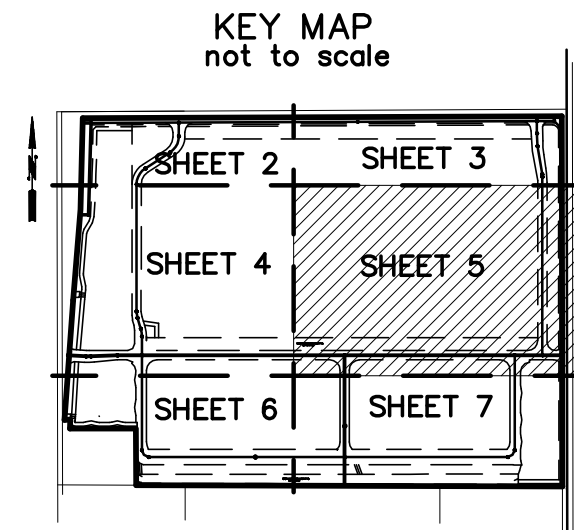
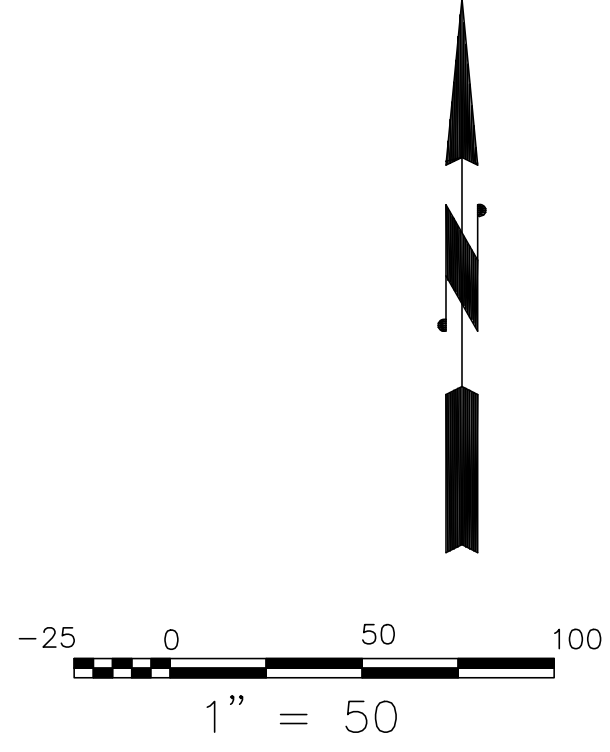
BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Page 4 of 7 Scale 1" = 50' Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
 PROFESSIONAL LAND SURVEYORS
 450 S. OLD DIXIE HIGHWAY, SUITE 10
 JUPITER, FLORIDA 33458
 561-746-6745 FAX 561-746-9632 E-mail info@magellansurveying.com

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 3



PARCEL-III
59.55 ACRES MORE OR LESS

MATCH LINE SEE SHEET 4

WATER MANAGEMENT TRACT

PARCEL-I
26.82 ACRES MORE OR LESS

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PRELIMINARY PLAT

TRACT "C" ADDITIONAL RIGHT-OF-WAY 0.12 ACRES MORE OR LESS 14096 SQUARE FEET MORE OR LESS

10' UTILITY EASEMENT
1013.55'
1274.40'
2618.76'

WEST RIGHT-OF-WAY LINE PER ST. LUCIE COUNTY TAX MAP AS LAID OUT AND IN USE

50' ROAD RIGHT-OF-WAY AS LAID OUT AND IN USE & EAST LINE NORTHWEST QUARTER SECTION 24 TOWNSHIP 35 SOUTH RANGE 39 EAST

5.00' N89°58'33"E

R=15.00'
A=11.80"
Δ=45°04'00"

R=15.00'
A=23.58"
Δ=90°04'51"

R=15.00'
A=11.79"
Δ=45°02'08"

R=15.00'
A=11.80"
Δ=45°04'00"

R=15.00'
A=11.79"
Δ=45°02'08"

MATCH LINE SEE SHEET 7

STATE ROAD 713
KINGS HIGHWAY

S89°59'08"W
1056.04'

MATCH LINE SEE SHEET 2

PARCEL-II
21.18 ACRES MORE OR LESS

S89°52'44"W
30.02'
Δ=00°18'46"
R=8264.54'
A=45.11'

40.46'
N47°03'49"E
77.01'
S86°25'39"E
N87°23'14"E
266.78'
1.69'
26.31'
14.15'
274.34'
N02°58'37"E
N02°58'37"E
A=274.34'
A=274.34'
A=623.79'

R=8308.00' Δ=04°18'07"
A=01°42'11"
N02°58'37"E
N02°58'37"E
20' DRAINAGE EASEMENT
Z=06.54'

PERMANENT
EASEMENT
SEE DETAIL 2:

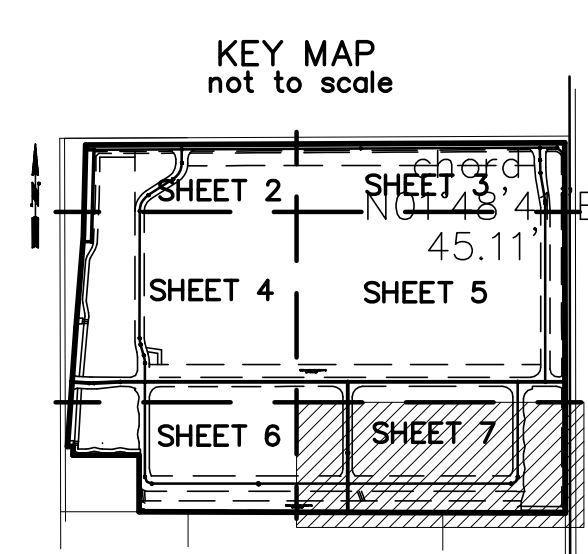
N89°50'04"W
343.82'
NORTHWEST
CORNER
PARCEL NO. 111

DETAIL 2:
PARCEL NO. 801
PERMANENT EASEMENT
ORB 3904, PAGE 1474
ORB 3981, PAGE 1877

TAKING PARCEL NO. 111
ORB 3904, PAGE 1474

F.D.O.T. LAKE

R=8308.00'
Δ=00°12'25"
A=60.01'
N02°03'48"E
60.01'
30.02'
N89°51'22"E
R=3533.17'
A=30.02'
Δ=00°29'13"
S86°05'29"W
7.08'
S89°52'44"W
30.02'



FOUND IRON
ROD & CAP
"ILLEGIBLE"

SET IRON
ROD & CAP
"LB 7571"

N89°50'03"W
848.09'
2220.28'

TREASURE COAST RV RESORT

PCN 2324-233-0000-000-7
OFFICIAL RECORDS BOOK 3176 PAGE 228
OFFICIAL RECORDS BOOK 3138 PAGE 1047

PCN 2324-234-0000-000-0
OFFICIAL RECORDS BOOK 2355 PAGE 1059

FOUND RAILROAD SPIKE
SOUTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
CERTIFIED RECORDS:
N1121732.613
E851098.852
GPS MEASURED
N1121732.623
E851099.141

CROSSROADS PARKWAY

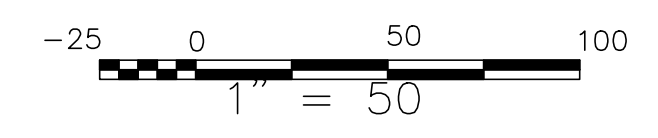
N89°41'33"W

SOUTH LINE
NORTHWEST QUARTER
SECTION 24

KINGS HIGHWAY COMMERCE PARK

PRELIMINARY PLAT

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



Page 6 of 7 Scale 1" = 50' Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33488
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

PARCEL-1
26.82 ACRES MORE OR LESS

TRACT "C"
8' ADDITIONAL RIGHT-OF-WAY
0.324 ACRES MORE OR LESS
14096 SQUARE FEET MORE OR LESS

858.59'

2618.76'

267.34'

S00°04'58"E

387.35'

S00°04'58"E

25.00'

25'

S00°04'58"E

922.14' calc & meas

5.00'
S89°54'18"E

WEST RIGHT-OF-WAY
PER ST. LUCIE COUNTY TAX MAP
AS LAID OUT AND IN USE

PETERS ROAD
50' ROAD RIGHT-OF-WAY
AS LAID OUT AND IN USE
& EAST LINE
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST

N89°50'03"W

1364.23'

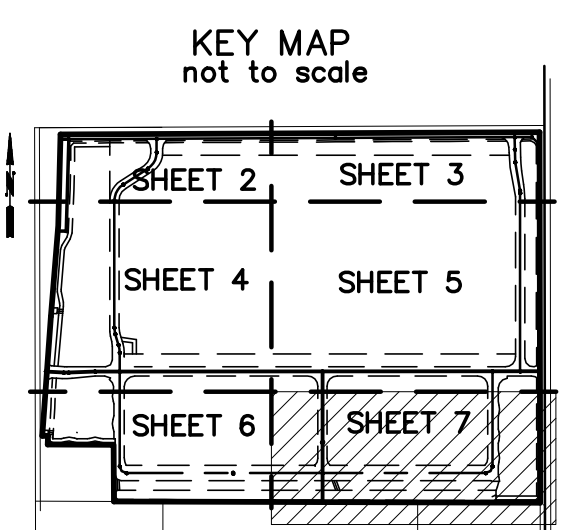
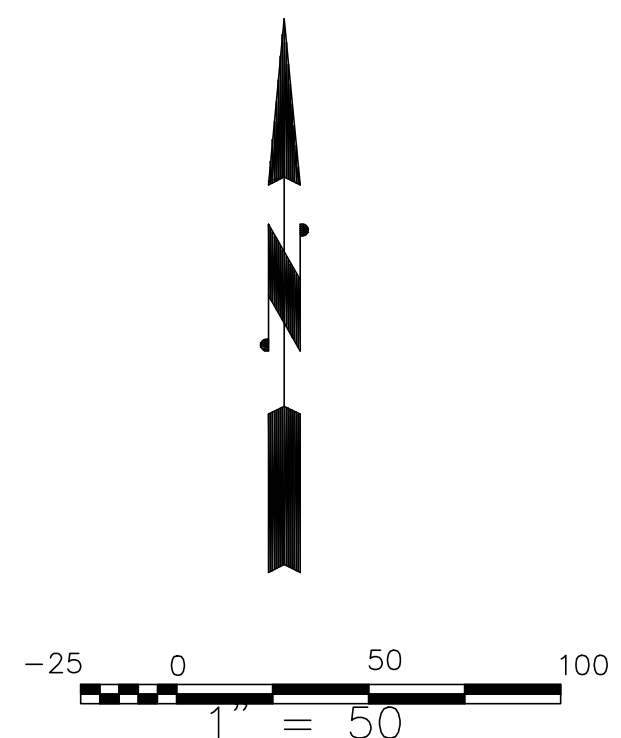
2220.28'

TREASURE COAST RV RESORT

PCN 2324-234-0000-000-0
OFFICIAL RECORDS BOOK 2355 PAGE 1059

PCN 2324-244-0001-000-8

OFFICIAL RECORDS BOOK 3808 PAGE 2549



SOUTHEAST CORNER
NORTHWEST QUARTER
SECTION 24
TOWNSHIP 35 SOUTH
RANGE 39 EAST
FOUND
NAIL & DISC
"ILLEGIBLE"

PRELIMINARY PLAT

2653.85' meas
2653.77' calc

ANDREWS AVENUE

KINGS HIGHWAY COMMERCE PARK

BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF
SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Page 7 of 7 Scale 1" = 50 Drawing Number 21-020

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PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIKE HIGHWAY, SUITE 10
FORT PIERCE, FLORIDA 33468
PH: 888-746-8745 FAX: 888-746-9632 E-mail: info@magellansurveying.com