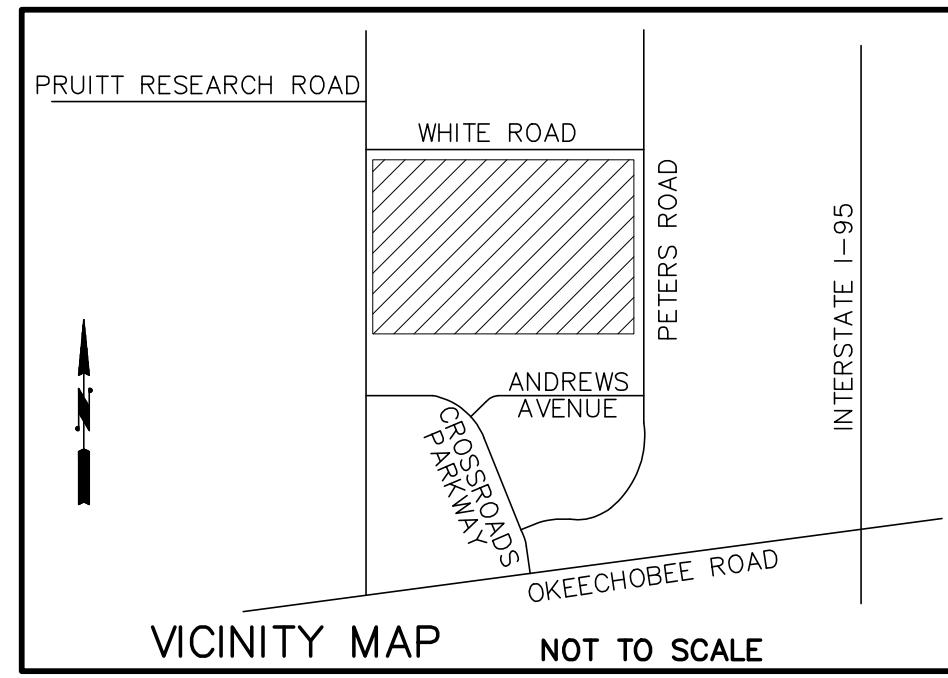


# KINGS HIGHWAY COMMERCE PARK

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

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SCANNELL PROPERTIES, LLC, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER 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 387.35 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:

- 1.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.
- 2.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.
- 3.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 DEEM 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DEPUTY CHIEF EXECUTIVE OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

SCANNELL PROPERTIES, LLC  
A FLORIDA CORPORATION

WITNESS: \_\_\_\_\_ BY: SCANNELL PROPERTIES, LLC

PRINT NAME \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

AND BY,

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DEPUTY CHIEF EXECUTIVE OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

FL ST LUCIE 95, LLC  
A FLORIDA CORPORATION

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_

FL ST. LUCIE 95, LLC

PRINT NAME \_\_\_\_\_

WITNESS: \_\_\_\_\_

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 EXPIRXXXXXX 20XX \_\_\_\_\_ (SIGNATURE)

(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 \_\_\_\_\_, 2022

MORTGAGE COMPANY NAME/WITNESS 1

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ 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.

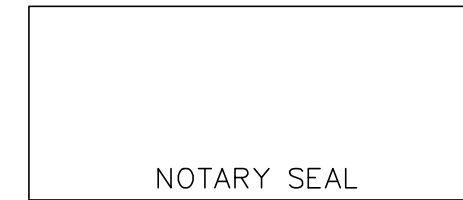
MY COMMISSION EXPIR 20XX \_\_\_\_\_ (SIGNATURE)

(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 RESERVATIONS 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.

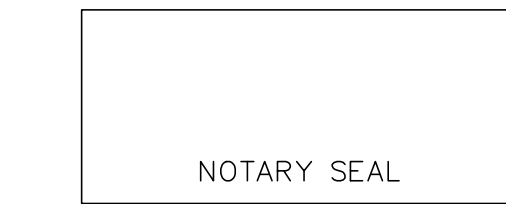
MY COMMISSION EXPIRXXXXXX 20XX \_\_\_\_\_ (SIGNATURE)

(SIGNATURE)

(SIGNATURE)

\_\_\_\_\_ - NOTARY PUBLIC

# \_\_\_\_\_



### 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: \_\_\_\_\_

XXXXXXXXXXXXXXXXXX  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. \_\_\_\_\_

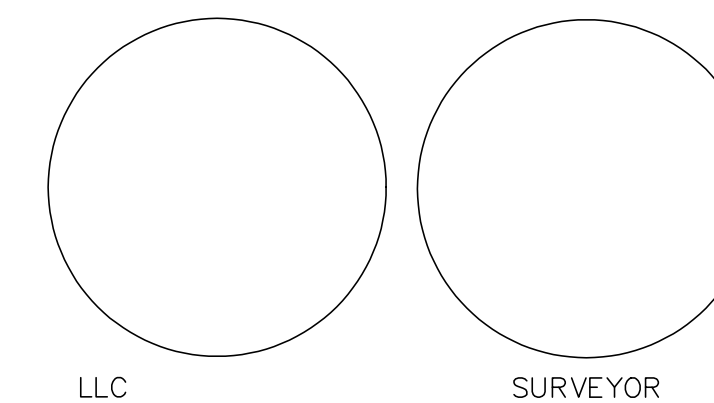
### PLANNING & ZONING APPROVAL

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



LLC

SURVEYOR

### 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 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:

1. 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.
2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
3. P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
4. 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.
5. 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.
6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
7. 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.
8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FORT PIERCE ZONING REGULATIONS
9. 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  
PROJECT NUMBER: 21-020

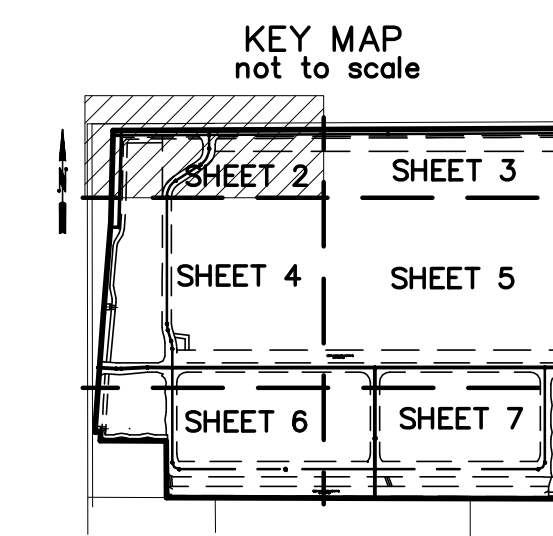
PAGE 1 OF 7

MAGELLAN SURVEYING & MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
M.S. & M.  
LICENSED BUSINESS - 7571  
450 S. OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA 33458  
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

# 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



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

S00°05'32"E  
25.00'

134.91'

$\Delta=00°10'09"$   
R=8468.00' A=25.00'  
chord bearing  
N00°04'55"W 25.00'

N89°44'28"E

N89°44'28"E

2655.40'

2495.37'

N89°44'28"E

2455.27'

TRACT "B"

O.R.B. -----  
PAGE -----

2487.37'

1.440 ACRES MORE OR LESS  
62711 SQUARE FEET MORE OR LESS

2415.27'

43.00'

chord N03°02'53"E 949.69'

950.19'

0.473 ACRES MORE OR LESS  
20969 SQUARE FEET MORE OR LESS  
chord bearing S01°37'23"W  
 $\Delta=03°14'23"$   
A=478.81'

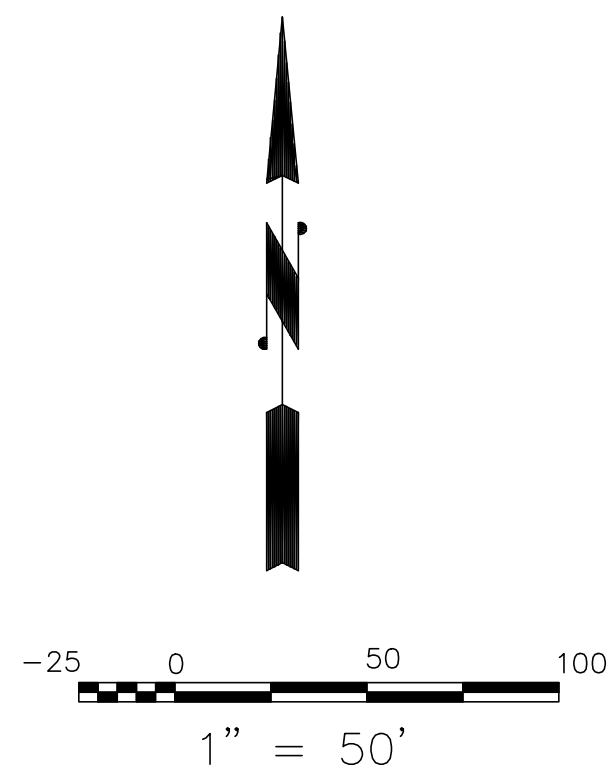
$\Delta=06°24'45"$

R=8468.00'

TRACT "A" O.R.B. -----  
PAGE -----  
R=8468.00'

43.08'  
N89°44'39"E

PARCEL-III  
59.55 ACRES MORE OR LESS



KINGS HIGHWAY  
STATE ROAD 713

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 3

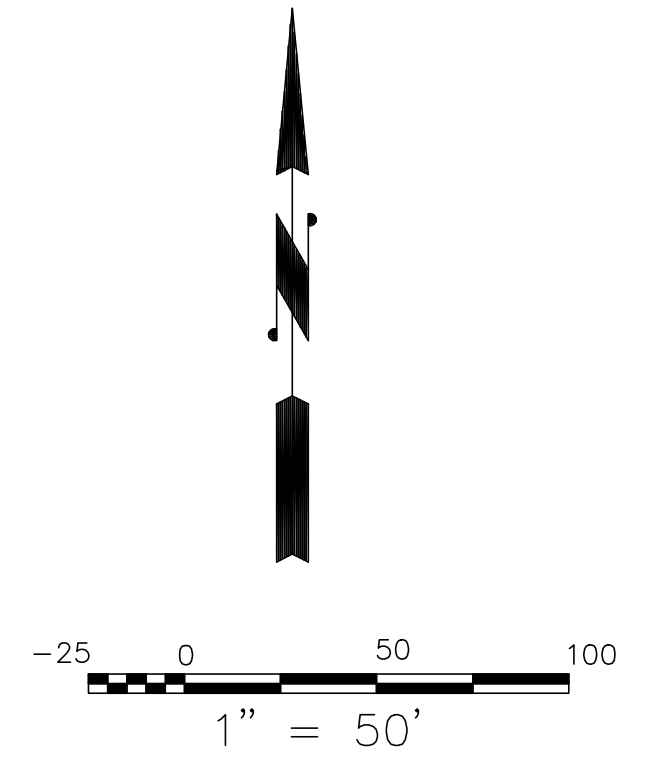
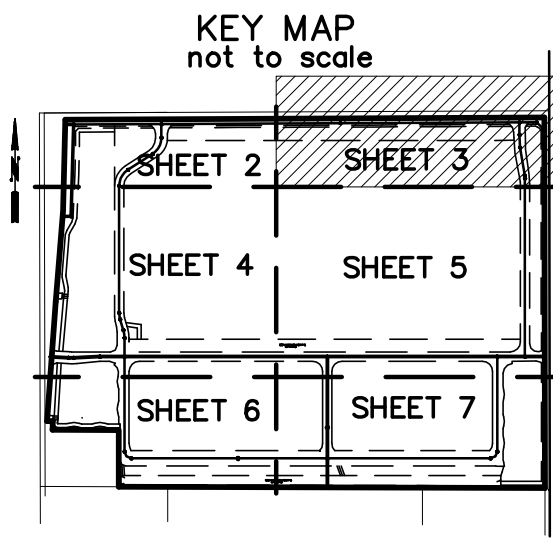
Page 2 of 7 Scale 1" = 50' Drawing Number 21-020

MAGELLAN SURVEYING & MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
450 S. OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA 33458  
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

# 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

24" CMP CULVERT  
NORTH INVERT 12.9  
SOUTH INVERT 13.0

WHITE ROAD

18" CMP CULVERT  
NORTH INVERT 12.6  
SOUTH INVERT 13.0

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

DIRT ROAD

N89°44'28"E

2495.37'

18" CMP CULVERT  
NORTH INVERT 11.2  
SOUTH INVERT 9.1  
NORTHEAST CORNER  
NORTHWEST QUARTER  
SECTION 24  
TOWNSHIP 35 SOUTH  
RANGE 39 EAST

18" CMP CULVERT

18" CMP CULVERT  
B.M. #2  
NAIL & DISC  
MAGA 45  
ELEV 16.56  
EAST LINE  
NORTHWEST QUARTER  
SECTION 24  
TOWNSHIP 35 SOUTH  
RANGE 39 EAST

24" CMP CULVERT  
NORTH INVERT 9.0  
SOUTH INVERT 10.1

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

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

EAST LINE  
NORTHWEST QUARTER  
SECTION 24

TRACT "B" O.R.B. 1,440 ACRES MORE OR LESS  
PAGE 62711 SQUARE FEET MORE OR LESS

2415.27' 2487.37' 2455.27'

PARCEL-III  
59.55 ACRES MORE OR LESS

TRACT "C"  
8' ADDITIONAL RIGHT-OF-WAY  
14096 SQUARE FEET MORE OR LESS  
O.R.B. PAGE

1274.40'

2618.76'

1871.93'

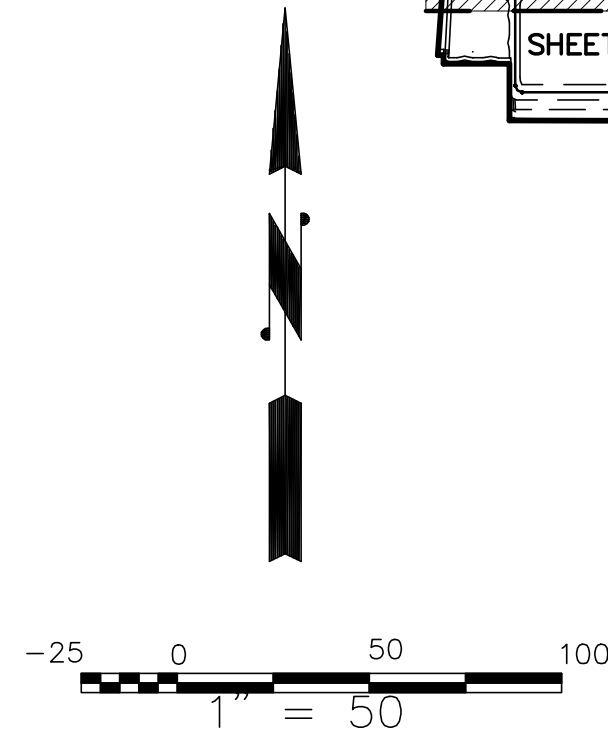
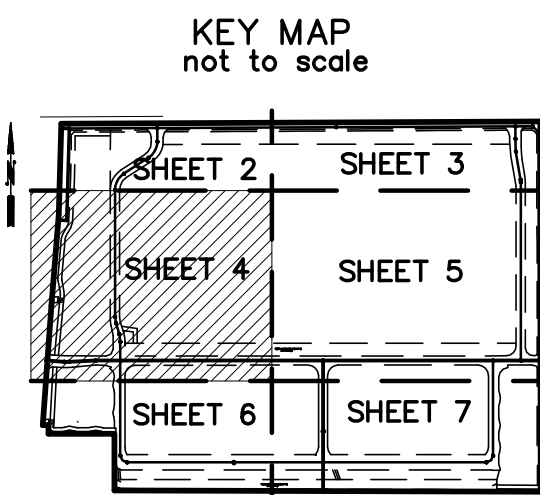
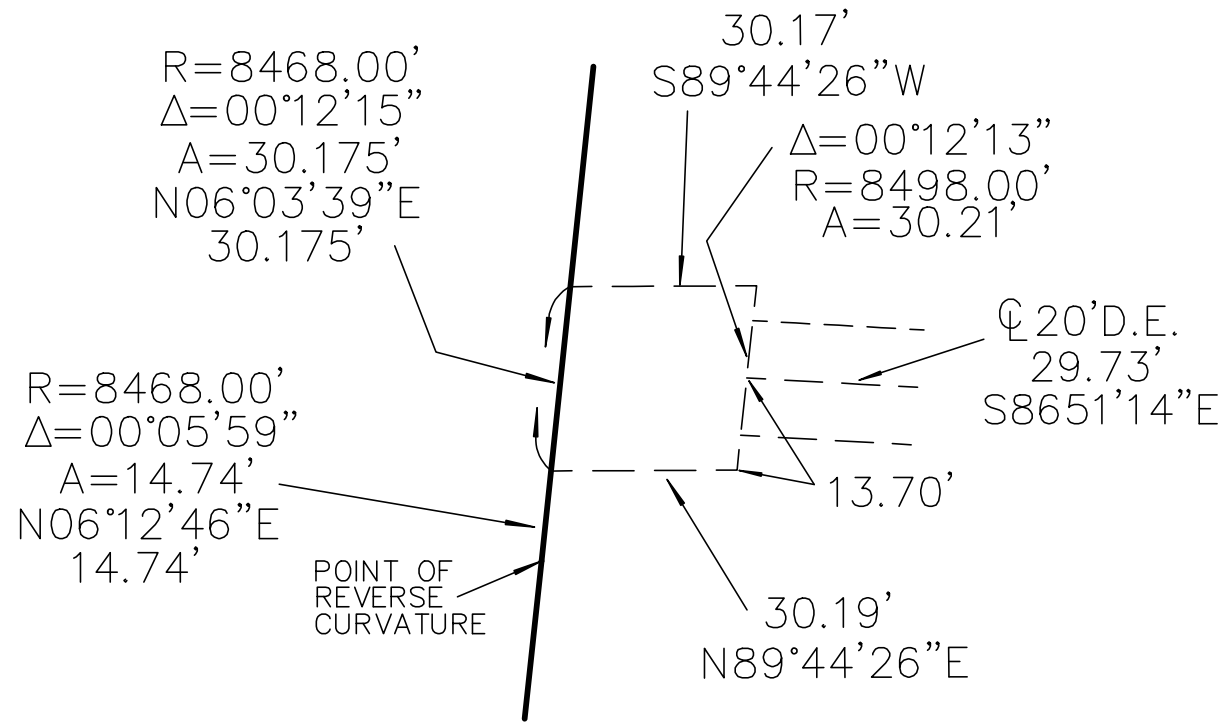
1013.34'

S00°04'55"E

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 5

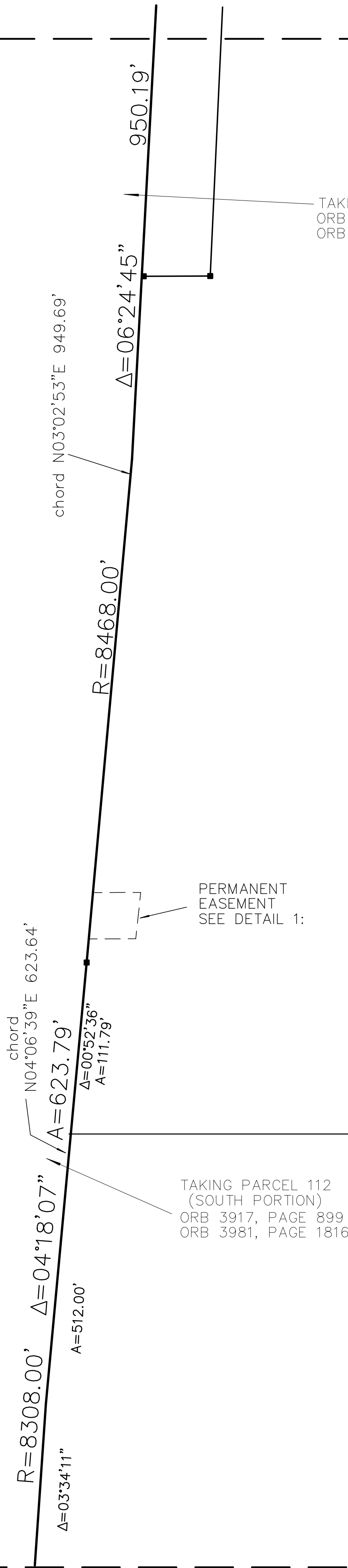
DETAIL: 1  
 PARCEL NO. 802  
 PERMANENT EASEMENT  
 ORB 3917, PAGE 899  
 ORB 3981, PAGE 1816



GPS MEASUREMENTS 2592.84' N00°06'58"W  
 2592.86' MEASURED 2592.85' CERTIFIED RECORDS

WEST LINE  
 NORTHWEST QUARTER OF  
 SECTION 24

KINGS HIGHWAY  
 STATE ROAD 713



TAKING PARCEL 113  
 ORB 3917, PAGE 1057  
 ORB 3969, PAGE 379

PERMANENT  
 EASEMENT  
 SEE DETAIL 1:

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

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 6

PARCEL-III  
 59.55 ACRES MORE OR LESS

PARCEL-11  
 21.18 ACRES MORE OR LESS

MATCH LINE SEE SHEET 5

# 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

Page 4 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 33458  
 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

MATCH LINE SEE SHEET 3

PARCEL-III  
59.55 ACRES MORE OR LESS

MATCH LINE SEE SHEET 4

2550.81'

1363.98'

PARCEL-1  
26.82 ACRES MORE OR LESS

854.89'

MATCH LINE SEE SHEET 7

# 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

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

1013.55'

1274.40'

S00°04'55"E

858.59'

S00°04'55"E

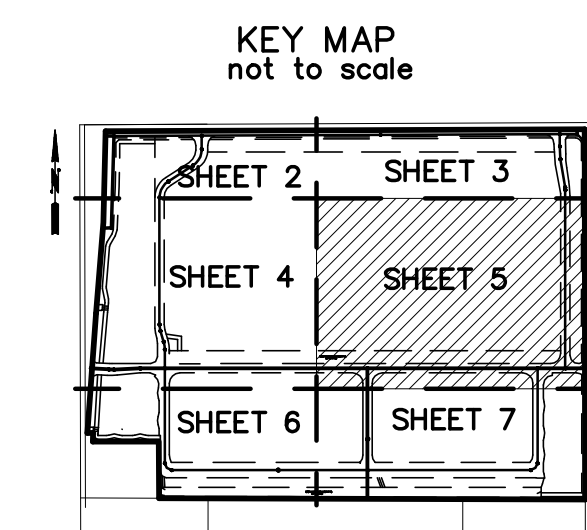
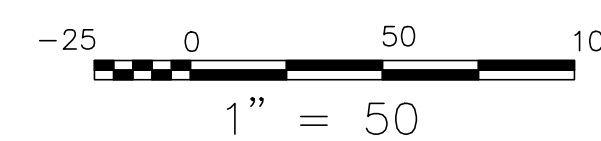
5.00'  
N89°58'33"E

2618.76'

## ☉ PETERS ROAD

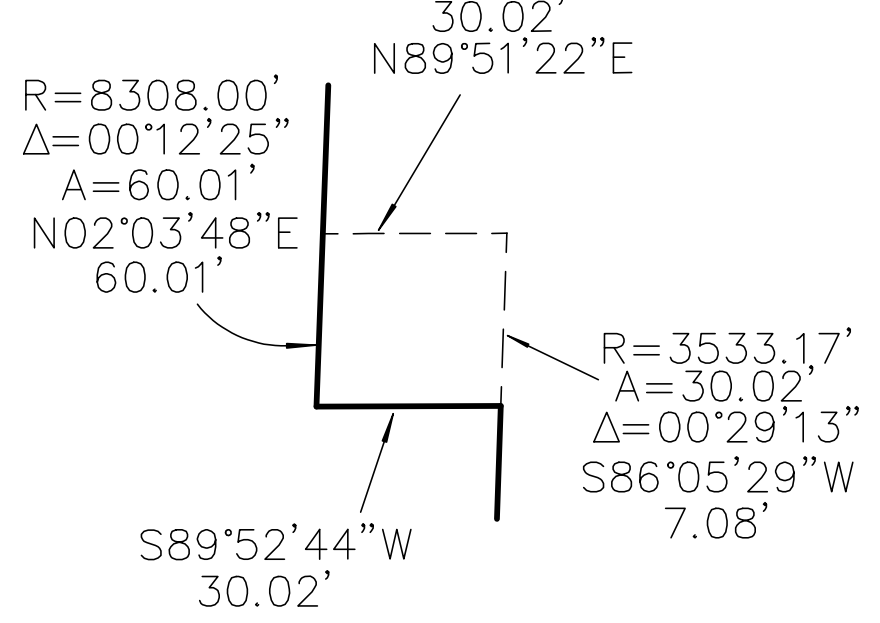
50' ROAD RIGHT-OF-WAY  
AS LAID OUT AND IN USE  
& EAST LINE  
NORTHWEST QUARTER  
SECTION 24  
TOWNSHIP 35 SOUTH  
RANGE 39 EAST

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



S89°59'08"W  
1056.04'

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



STATE ROAD 713  
KINGS HIGHWAY

OLD RIGHT-OF-WAY LINE  
R=8308.00' Δ=04°18'07" A=512.00'  
A=623.79'  
Δ=03°34'11"

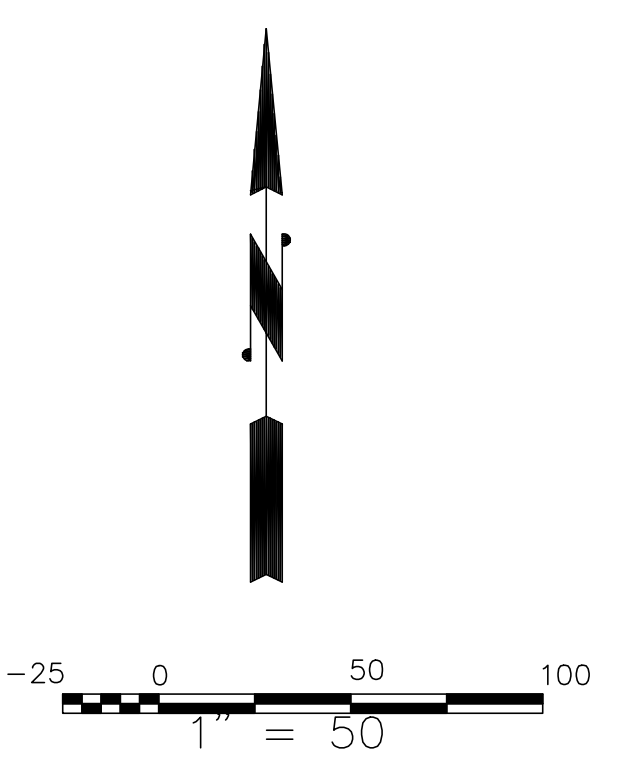
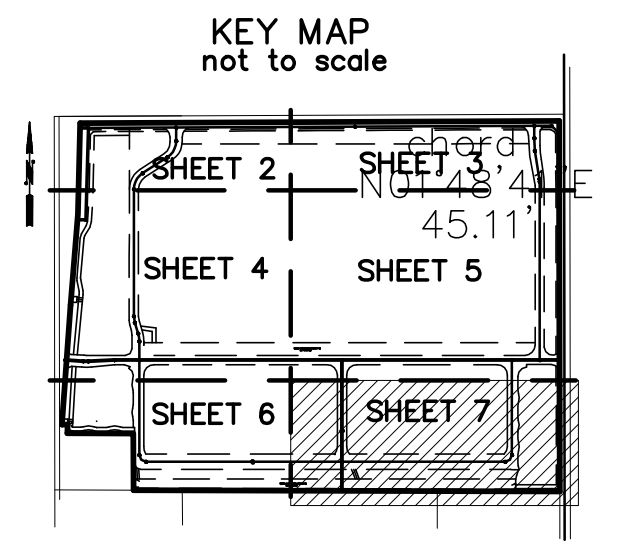
MATCH LINE SEE SHEET 2

PARCEL-II  
21.18 ACRES MORE OR LESS

S89°52'44"W 30.02'  
Δ=00°18'46"  
R=8264.54'  
A=45.11'  
N89°50'04"W 343.82'  
NORTH LINE PARCEL NO. 111  
NORTHWEST CORNER PARCEL NO. 111

TAKING PARCEL NO. 111  
ORB 3904, PAGE 1474

F.D.O.T. LAKE



FOUND IRON ROD & CAP "ILLEGIBLE"

SET IRON ROD & CAP "LB 7571"

848.09'  
N89°50'03"W 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

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 6 of 7	Scale 1" = 50'	Drawing Number 21-020
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MATCH LINE SEE SHEET 5

854.89'

MATCH LINE SEE SHEET 7

PARCEL-I  
26.82 ACRES MORE OR LESS

267.34'

2618.76'

S00°04'55"E

S89°54'18"E

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

858.59'

387.35'

S00°04'55"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

1364.23'

2220.28'

N89°50'03"W

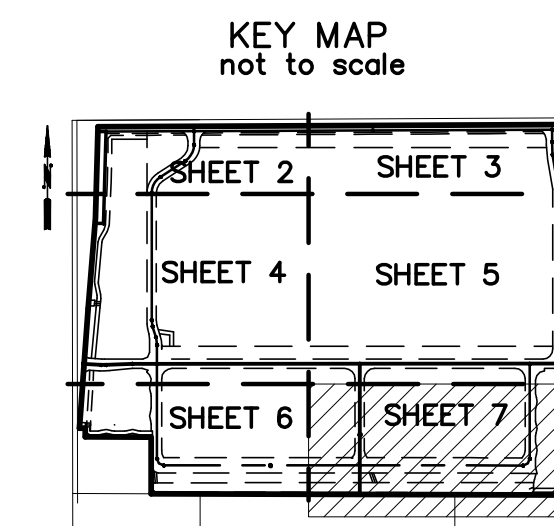
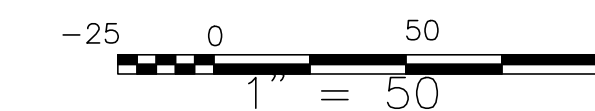
TREASURE COAST RV RESORT

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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