

KINGS HIGHWAY COM

A PLAT OF

BEING A PARCEL LYING IN THE NORTH THREE-QUARTER SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY

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

NORTH LINE
NORTHWEST
SECTION 24

WHITE ROAD

35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK

134.91'
S00°05'32"E
35.00'

N89°44'28"E

POINT OF BEGINNING

1277.64'

SEE PAGE 3 OF 8

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

950.19'

TRACT "A"

KINGS HIGHWAY
STATE ROAD 713

chord N03°02'53"E 949.69'

N02°53'46"E 904.84'

Δ=06°24'45"

R=8468.00'

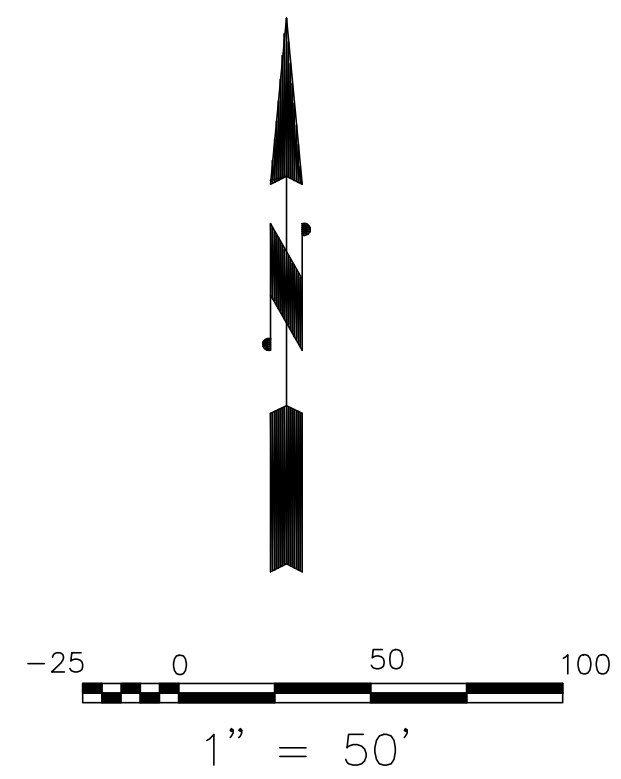
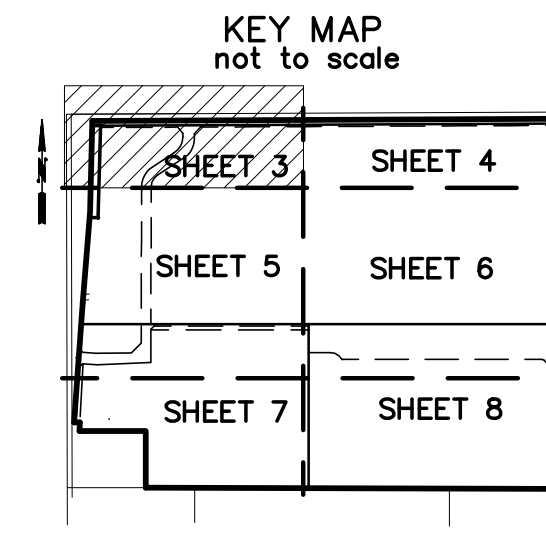
50' ACCESS EASEMENT

PARCEL-III

SEE PAGE 5 OF 8

A PLAT OF 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



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

15' SEWER EASEMENT
ORB 2276, PAGE 2280

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

R=8468.00'
R=8468.00'
R=8468.00'

chord N03°02'53"E 949.69'

950.19'

S00°05'32"E
35.00'

$\Delta=00^{\circ}10'09''$
R=8468.00' A=25.00'
chord bearing
N00°04'55"W 28.00'

chord bearing N01°37'23"W

chord bearing N01°36'47"W

$\Delta=06^{\circ}24'45''$

A=478.81
0.473 ACRES MORE OR LESS
20589 SQUARE FEET MORE OR LESS

A=031°42'3"

A=031°13'24"

S89°44'28"W

N89°44'28"E

N89°44'28"E

N89°44'28"E

2495.37'

1,440 ACRES MORE OR LESS
62711 SQUARE FEET MORE OR LESS

TRACT "B"

2487.37'

2455.27'

S89°44'28"W

1883.33'

1888.73'

10' UTILITY EASEMENT

392.93'

401.08'

N89°44'28"E

136.00'

N89°44'28"E

10' UTILITY EASEMENT

1883.33'

1888.73'

N89°44'28"E

136.00'

N89°44'28"E

10' UTILITY EASEMENT

1883.33'

1888.73'

N89°44'28"E

136.00'

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136.00'

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136.00'

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10' UTILITY EASEMENT

1883.33'

1888.73'

N89°44'28"E

136.00'

N89°44'28"E

10' UTILITY EASEMENT

1883.33'

1888.73'

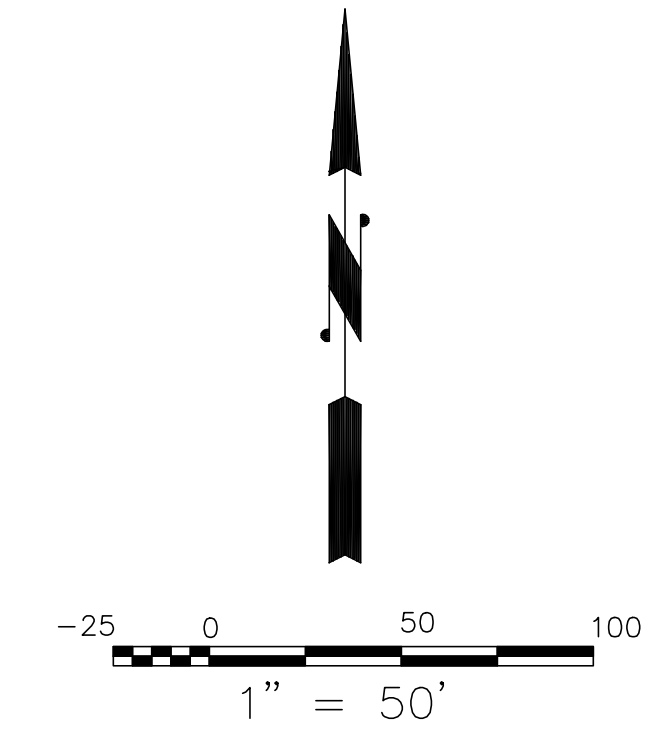
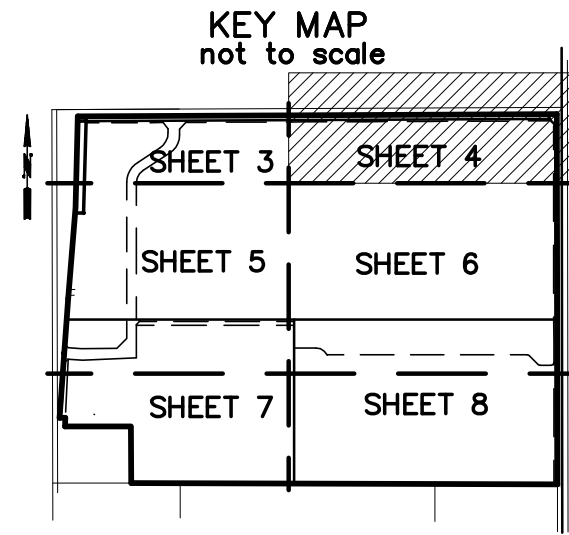
PARCEL-III
59.55 ACRES MORE OR LESS

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

A PLAT OF 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

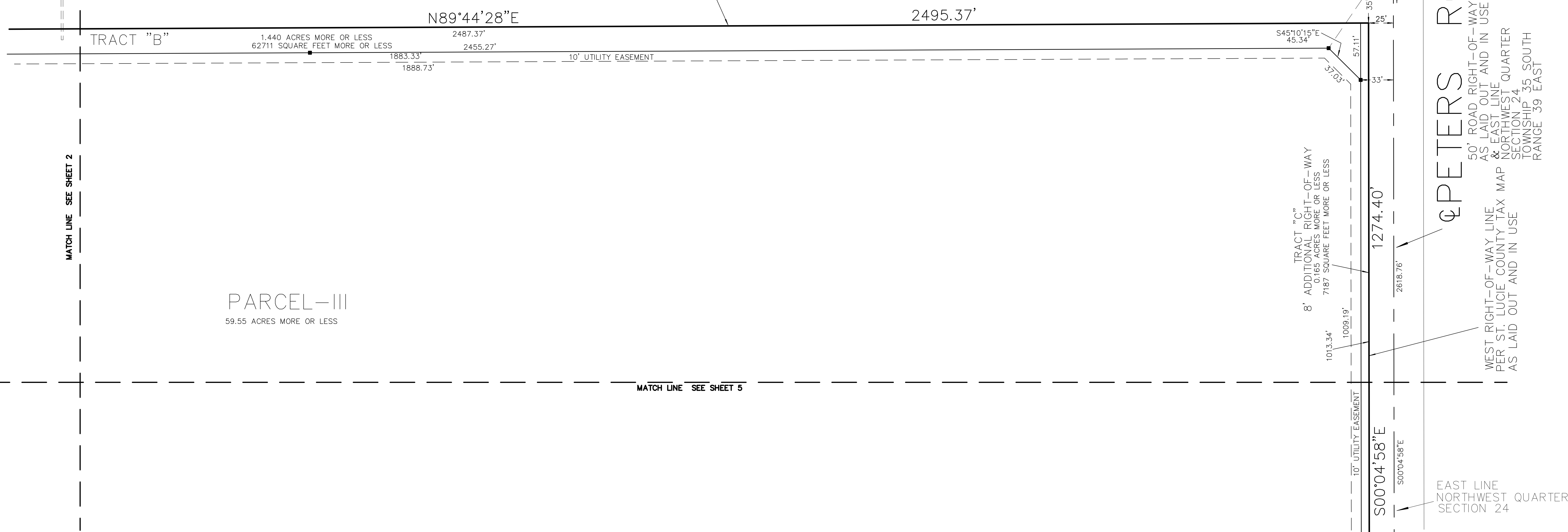


15' SEWER EASEMENT
ORB 2276, PAGE 2280

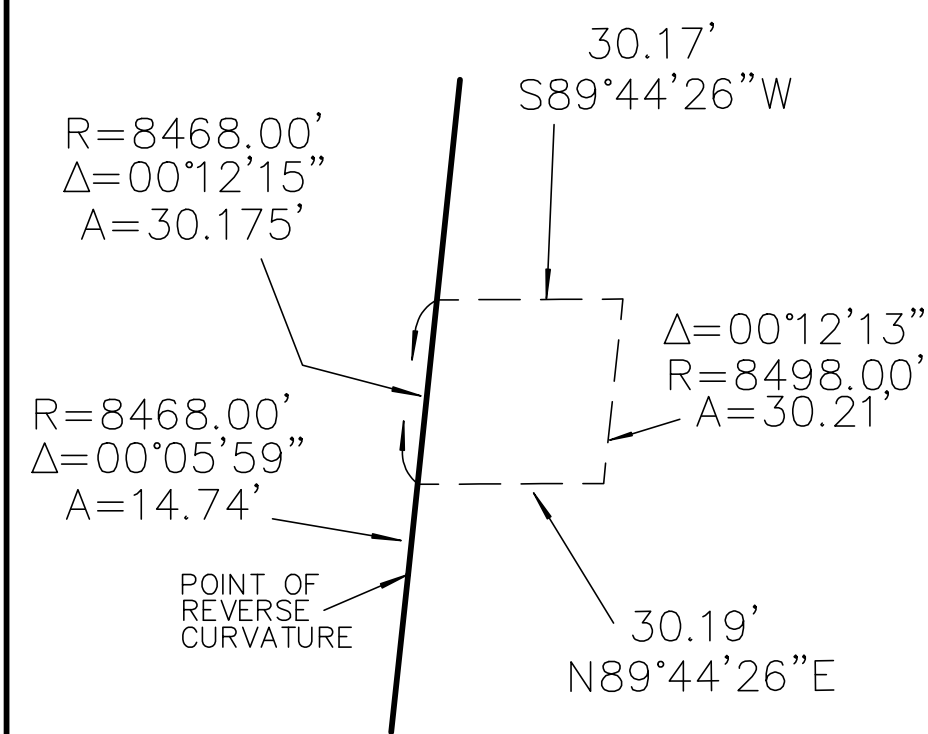
WHITE ROAD
35' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONERS MINUTES BOOK 2, PAGE 166

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

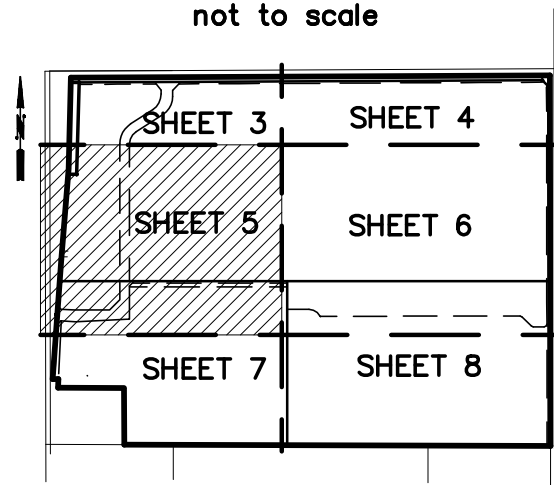
BRASS DISC
STAMPED "195 B01 RM2"
N1125700.57
E854654.59



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

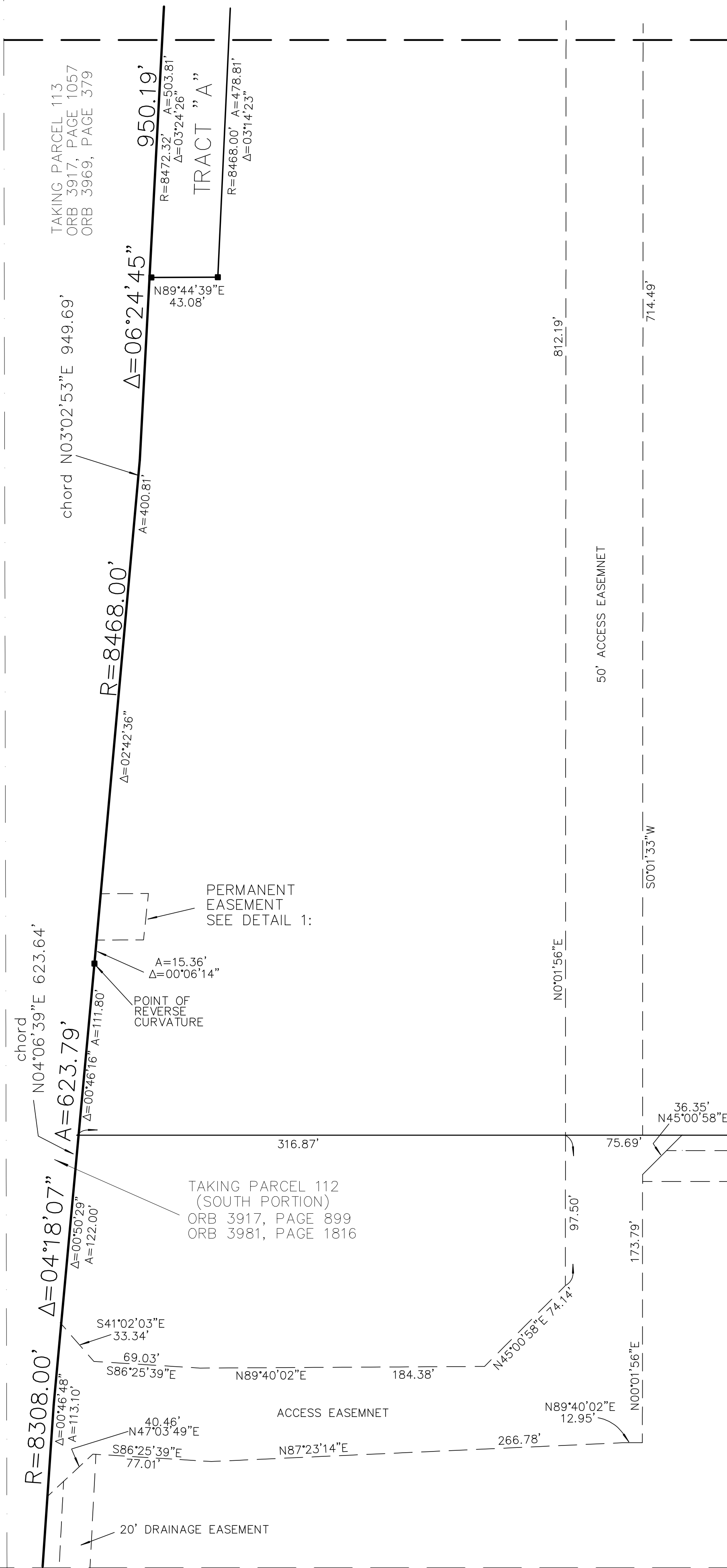


KEY MAP
 not to scale



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

WEST LINE
 NORTHWEST QUARTER OF
 SECTION 24
**KINGS HIGHWAY
 STATE ROAD 713**



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 6

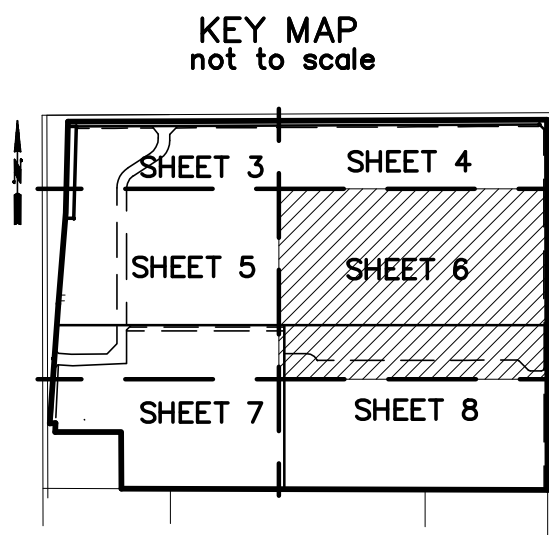
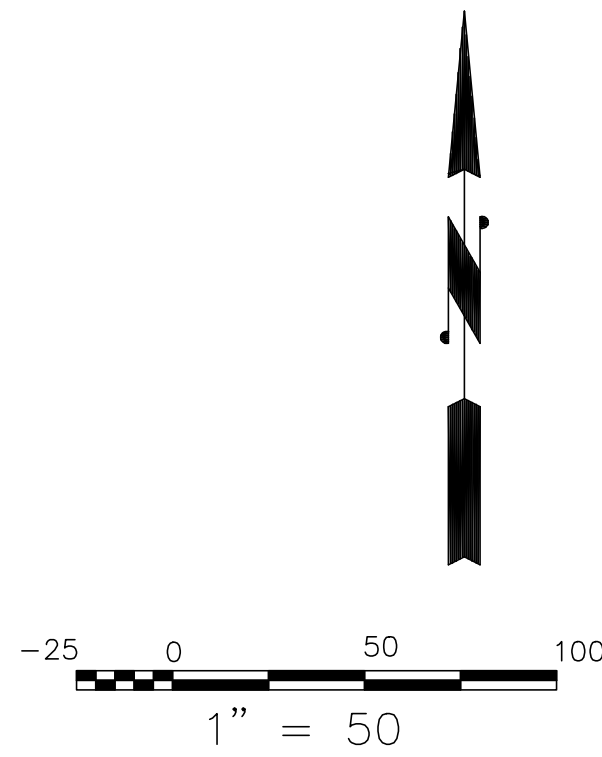
PARCEL-III
 59.55 ACRES MORE OR LESS

PARCEL-II
 21.18 ACRES MORE OR LESS

KINGS HIGHWAY COMMERCE PARK

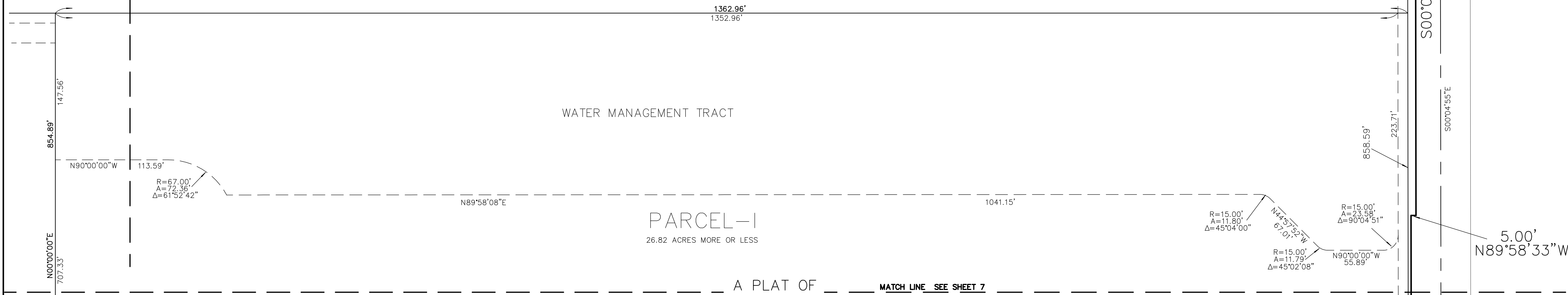
BEING A PARCEL LYING IN THE NORTH THREE-QUARTERS (3/4) OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

MATCH LINE SEE SHEET 3



PARCEL-III
59.55 ACRES MORE OR LESS

MATCH LINE SEE SHEET 4



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

10' UTILITY EASEMENT

1274.40
2618.76
S00°04'58"E 1274.40
500'04'55"E

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

5.00'
N89°58'33"W

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

A PLAT OF
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

STATE ROAD 713
KINGS HIGHWAY

S89°59'08"W
1056.04'

MATCH LINE SEE SHEET 2

PARCEL-II
21.18 ACRES MORE OR LESS

854.89'

MATCH LINE SEE SHEET 7

S89°52'44"W
30.02'

$\Delta=00^{\circ}18'46''$
 $R=8264.54'$
 $A=45.11'$

N89°50'04"W
343.82'

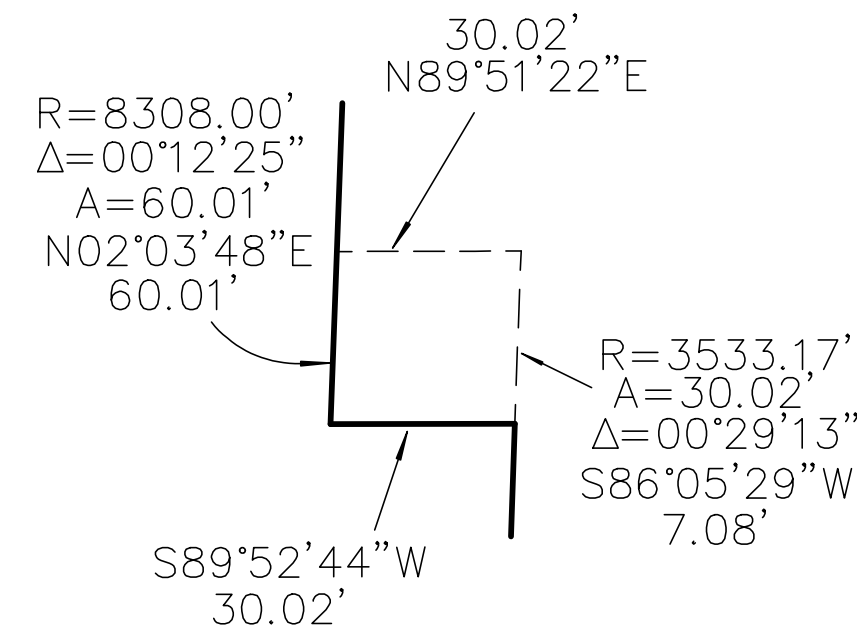
NORTHWEST
CORNER
PARCEL NO. 111

TAKING PARCEL NO. 111
ORB 3904, PAGE 1474

F.D.O.T. LAKE

N00°07'16"W
295.04'

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



FOUND IRON
ROD & CAP
"ILLEGIBLE"

SET IRON
ROD & CAP
"LB 7571"

N89°50'03"W

848.09'

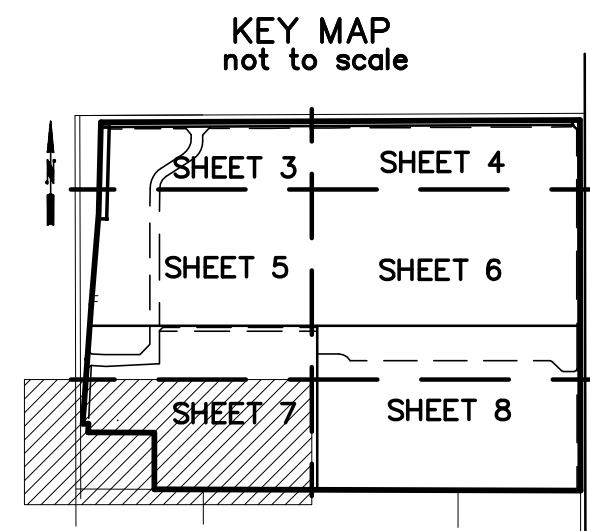
2220.28'

TREASURE COAST RV RESORT

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

PCN 2324-233-0000-000-7

OFFICIAL RECORDS BOOK 3176 PAGE 228
OFFICIAL RECORDS BOOK 3138 PAGE 1047

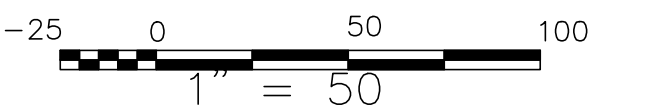


FOUND RAILROAD SPIKE
SOUTHWEST CORNER
NORTHWEST QUARTER OF
SECTION 24,
TOWNSHIP 35 SOUTH
RANGE 39 EAST
CERTIFIED RECORDS:
N1121732.613
E851098.852
GPS MEASURED
N1121732.623
E851099.141

CROSSROADS PARKWAY

N89°41'33"W

SOUTH LINE
NORTHWEST
QUARTER
SECTION 24



BRASS DISC
STAMPED "BOUFFORD"
N1119392.37
E849480.42

A PLAT OF
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 8 Scale 1" = 50' Drawing Number 21-020

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

R=67.00'
A=72.36°
Δ=61°52'42"

N89°58'08"E

1041.15'

R=15.00'
A=11.80°
Δ=45°04'00"

N44°52'52"W
67.01'

R=15.00'
A=23.56°
Δ=90°04'51"

R=15.00'
A=11.79°
Δ=45°02'08"

N90°00'00"W
55.89'

267.34'

MATCH LINE SEE SHEET 5

MARCH LINE SEE SHEET 7

PARCEL-1
26.82 ACRES MORE OR LESS

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

10' UTILITY EASEMENT

858.59'

2618.76'

S00°04'58"E

387.35'

S00°04'58"E

S00°04'58"E

922.14' calc & meas

25.00'

25.00'

S00°04'58"E

S89°54'18"E
5.00'

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'

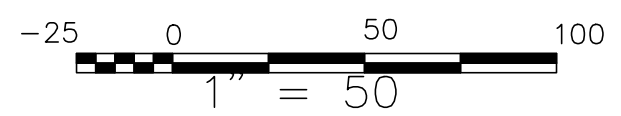
TREASURE COAST RV RESORT

PCN 2324-234-0000-000-0

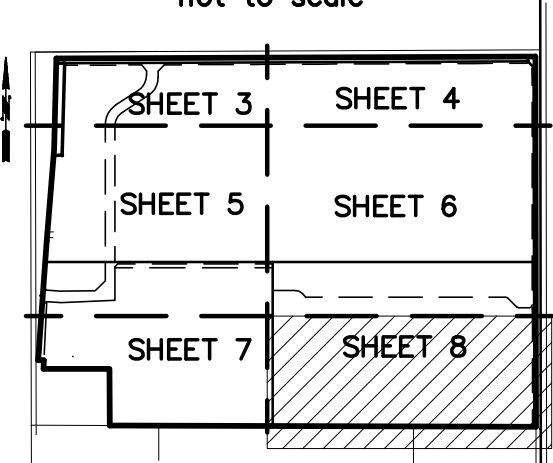
OFFICIAL RECORDS BOOK 2355 PAGE 1059

PCN 2324-244-0001-000-8

OFFICIAL RECORDS BOOK 3808 PAGE 2549



KEY MAP
not to scale



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

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