

## **DESCRIPTION**

BEING ALL OF TRACTS "CA-8", "CA-9", "CA-12", WATER MANAGEMENT TRACT - 2, AND WATER MANAGEMENT TRACT - 5, VERANO SOUTH P.U.D. 1 - POD D - PLAT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK \_\_\_\_, PAGES \_\_\_\_ THROUGH \_\_\_\_, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF SECTIONS 29 AND 32 TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 02/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON THE RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 04/28/67; THENCE S.43°08'38"E., ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, A DISTANCE OF 660.46 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 348, PAGE 993 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S.44°46'02"W., ALONG SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1932.16 FEET TO THE NORTHWESTERLY CORNER OF VERANO SOUTH P.U.D.1 - POD D - PLAT NO. 5 REPLAT, AS RECORDED IN PLAT BOOK \_\_\_\_, PAGES \_\_\_\_ THROUGH \_\_\_\_, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING THE **POINT OF BEGINNING**; THENCE S.38°31'21"E., A DISTANCE OF 162.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TRACT "R-1", ALSO KNOWN AS LEOPOLD WAY OF SAID PLAT, SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY LINE OF TRACT "CA-9" OF SAID PLAT; THENCE S.51°28'39"W., ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 55.65 FEET; THENCE S.38°31'21"E., DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SAID SOUTHEASTERLY LINE, A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1", ALSO KNOWN AS LEOPOLD WAY, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF TRACT "CA-8" OF SAID PLAT; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1", LEOPOLD WAY, AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1", AS KNOW AS PIACENIZA WAY; 1) THENCE N.51°28'39"E., A DISTANCE OF 42.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 35.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; 3) THENCE S.38°31'21"E., A DISTANCE OF 111.64 FEET TO

THE NORTHEASTERLY MOST CORNER OF TRACT "CA-12" OF SAID PLAT, ALSO BEING THE MOST NORTHWESTERLY LINE OF LOT 371 OF SAID PLAT; THENCE S.51°28'39"W., DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "R-1" AND ALONG THE MOST SOUTHEASTERLY LINE OF SAID TRACT "CA-12" AND SAID MOST NORTHWESTERLY LINE, A DISTANCE OF 139.25 FEET TO THE MOST SOUTHEASTERLY CORNER OF SAID TRACT "CA-12", ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 371; THENCE S.02°25'17"W. DEPARTING SAID MOST SOUTHEASTERLY LINE OF SAID TRACT "CA-12" AND SAID MOST NORTHWESTERLY LINE OF SAID LOT 371, AND ALONG THE SOUTHERLY LINE OF SAID LOT 371, A DISTANCE OF 31.83 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2 OF SAID PLAT; THENCE BY THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2; 1) THENCE S.74°44'07"E., A DISTANCE OF 40.80 FEET; 2) THENCE S.36°21'57"E., A DISTANCE OF 179.92 FEET TO MOST SOUTHEASTERLY CORNER OF SAID WATER MANAGEMENT TRACT - 2, ALSO BEING THE MOST NORTHEASTERLY CORNER OF TRACT "CA-11" OF SAID PLAT, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 815.00 FEET AND A RADIAL BEARING OF N.30°22'10"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, DEPARTING SAID NORTHEASTERLY LINE OF WATER MANAGEMENT TRACT - 2 AND ALONG THE MOST NORTHWESTERLY LINE OF SAID TRACT "CA-11" AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°14'30" , A DISTANCE OF 17.66 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT "CA-11"; THENCE S.29°07'40"E., DEPARTING SAID MOST NORTHWESTERLY LINE OF SAID TRACT "CA-11" AND ALONG THE MOST WESTERLY LINE OF SAID TRACT "CA-11" AND IT'S EXTENSION THEREOF, A DISTANCE OF 190.00 FEET A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID TRACT "R-1", AS KNOW AS LUNATA WAY, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1005.00 FEET AND A RADIAL BEARING OF N.29°07'40"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF TRACT "R-1", AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°48'09", A DISTANCE OF 31.61 FEET TO A POINT OF NON-TANGENT INTERSECTION, ALSO BEING THE MOST NORTHWESTERLY CORNER OF TRACT "CA-14" OF SAID PLAT; THENCE S.30°55'49"E., DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE AND ALONG THE WESTERLY LINE OF SAID TRACT "CA-14", A DISTANCE OF 130.21 FEET TO A POINT ON THE NORTHERLY LINE OF WATER MANAGEMENT TRACT - 5, OF SAID PLAT; ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 81.00 FEET AND A RADIAL BEARING OF S.26°42'14"E., AT SAID INTERSECTION; THENCE BY THE FOLLOWING TWENTY-FIVE (25) COURSES BEING ALONG SAID WATER MANAGEMENT TRACT - 5; 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°07'20", A DISTANCE OF 51.07 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH

A RADIUS OF 305.00 FEET AND A RADIAL BEARING OF N.32°44'58"E., AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'30", A DISTANCE OF 20.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 76.00 FEET; 3) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°04'58", A DISTANCE OF 17.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 753.00 FEET; 4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°14'55", A DISTANCE OF 226.69 FEET TO A POINT OF NON-TANGENT INTERSECTION; 5) THENCE S.02°55'05"W., A DISTANCE 129.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 198.00 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 622.04 FEET TO A POINT OF TANGENCY; 7) THENCE N.02°55'05"E., A DISTANCE OF 121.09 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 753.00 FEET AND A RADIAL BEARING OF N.11°03'55"W., AT SAID INTERSECTION; 8) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'10" , A DISTANCE OF 203.30 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 58.00 FEET AND A RADIAL BEARING OF S.01°41'57"E., AT SAID INTERSECTION; 9) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°57'47" , A DISTANCE OF 34.38 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 776.00 FEET AND A RADIAL BEARING OF N.28°23'57"W., AT SAID INTERSECTION; 10) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°22'09", A DISTANCE OF 194.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEAST, WITH A RADIUS OF 30.00 FEET; 11) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°03'06", A DISTANCE OF 38.25 FEET TO A POINT A OF TANGENCY; 12) THENCE S.02°55'05"W., A DISTANCE OF 80.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 221.00 FEET; 13) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°17'36", A DISTANCE OF 348.28 FEET TO A POINT OF NON-TANGENT INTERSECTION; 14) THENCE S.43°08'38"E., A DISTANCE OF 1231.21 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 657.00 FEET AND A RADIAL BEARING OF N.79°56'06"W., AT SAID INTERSECTION; 15) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°44'44", A DISTANCE OF 616.29 FEET TO A POINT OF TANGENCY; 16) THENCE S.63°48'38"W., A DISTANCE OF 14.63 FEET; 17) THENCE N.26°11'22" W., A DISTANCE OF 19.24 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 414.00 FEET AND A RADIAL BEARING OF N.39°22'23"W., AT SAID INTERSECTION; 18) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 121°43'02", A DISTANCE OF 879.49 FEET TO A POINT OF TANGENCY; 19) THENCE N.71°05'24"W., A DISTANCE OF 241.72 FEET; 20) THENCE N.29°50'04"E., A DISTANCE OF 44.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 193.00 FEET; 21) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 180°00'00", A DISTANCE OF 606.33 FEET TO A POINT OF TANGENCY; 22) THENCE S.29°50'04"W., A DISTANCE OF 50.59 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 870.00 FEET AND A RADIAL BEARING OF N.41°33'06"E., AT SAID INTERSECTION; 23) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°33'51", A DISTANCE OF 448.91 FEET TO A POINT OF TANGENCY; 24) THENCE N.18°53'02"W., A DISTANCE OF 138.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1330.00 FEET; 25) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'51", A DISTANCE OF 71.90 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE S.68°01'07"W. DEPARTING THE WESTERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT - 5, A DISTANCE OF 130.00 FEET; THENCE S.37°15'08"W., A DISTANCE OF 70.49 FEET; THENCE S.69°49'52"W., A DISTANCE OF 13.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET AND A RADIAL BEARING OF S.69°49'52"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°02'36", A DISTANCE OF 30.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 753.90 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°13'02", A DISTANCE OF 187.07 FEET TO A POINT OF TANGENCY; THENCE S.42°34'17"W., A DISTANCE OF 68.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 17.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°04'28", A DISTANCE OF 21.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 398.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°32'19", A DISTANCE OF 59.31 FEET TO A POINT OF TANGENCY; THENCE S.20°57'52"E., A DISTANCE OF 10.00 FEET; THENCE S.69°02'08"W., A DISTANCE OF 96.00 FEET; THENCE N.20°57'52"W., A DISTANCE OF 9.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 17.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 116°27'51", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE S.42°34'17"W., A DISTANCE OF 344.85 FEET; THENCE S.47°25'42"E., A DISTANCE OF 40.00 FEET; THENCE S.42°34'18"W., A DISTANCE OF 70.00 FEET; THENCE N.47°25'42"W., A DISTANCE OF 40.00 FEET; THENCE S.42°34'18"W., A DISTANCE OF 18.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 17.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF  $81^{\circ}59'39''$ , A DISTANCE OF 24.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3253.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $00^{\circ}14'22''$ , A DISTANCE OF 13.59 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE  $S.50^{\circ}49'00''W.$ , A DISTANCE OF 86.00 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 3167.00 FEET AND A RADIAL BEARING OF  $S.50^{\circ}49'00''W.$ , AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $00^{\circ}45'05''$ , A DISTANCE OF 41.53 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE  $S.50^{\circ}03'56''W.$ , A DISTANCE OF 284.79 FEET; THENCE  $N.40^{\circ}22'55''W.$ , A DISTANCE OF 938.68 FEET TO A POINT ON THE SAID SOUTHEASTERLY LINE OF THE FLORIDA POWER AND LIGHT EASEMENT; THENCE  $N.44^{\circ}46'02''E.$ , ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1876.78 FEET TO THE **POINT OF BEGINNING**.

**LANDS CONTAINING:** 2,291,187 SQUARE FEET OR 52.598 ACRES, MORE OR LESS.