

OR BOOK 1132 PAGE 2113

EXHIBIT "A-1"

**LEGAL DESCRIPTION OF PROPERTY  
SUBMITTED TO THIS DECLARATION**

**All of Sawgrass Lakes Plat No. 1 P.U.D. Phase 1B, as  
recorded in Plat Book 36, Pages 26, 26 a-b, Public  
Records of St. Lucie County, Florida.**

OR BOOK 1132 PAGE 2114

EXHIBIT "A-2"

**LEGAL DESCRIPTION OF PROPERTY IN  
FUTURE PHASES WHICH MAY BE  
ADDED TO THIS DECLARATION**

**DESCRIPTION TO ACCOMPANY SKETCH  
BEING A PORTION OF  
SECTIONS 20,21,28 & 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA**

TRACTS D, F AND G, PORT ST. LUCIE, SECTION THIRTY SEVEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
AND

THAT PORTION OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 40 EAST, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY OF TULIP BOULEVARD SHOWN ON THE PLAT ENTITLED FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ON THE NORTHEAST BY THE SOUTHWEST RIGHT-OF-WAY LINE OF PAAR DRIVE SHOWN ON THE AFOREMENTIONED PLAT OF PORT ST. LUCIE, SECTION THIRTY SEVEN,

ON THE EAST BY THE EAST SECTION LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ALSO BEING THE WEST LINE OF TRACT D, SHOWN ON THE AFOREMENTIONED PLAT OF PORT ST. LUCIE, SECTION THIRTY SEVEN,

ON THE SOUTH BY THE SOUTH SECTION LINE OF SECTION 20, TOWNSHIP 27 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTH LINE OF TRACT G, SHOWN ON THE AFOREMENTIONED PLAT OF PORT ST. LUCIE, SECTION THIRTY SEVEN, AND

ON THE SOUTHWEST BY THE NORTHEAST RIGHT-OF-WAY OF DARWIN BOULEVARD, SHOWN ON THE PLAT ENTITLED PORT ST. LUCIE, SECTION TWENTY-TWO, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 28, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED FROM GENERAL DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, AS DEBTOR-IN-POSSESSION UNDER U. S. BANKRUPTCY COURT CASE NO. 90-12231-BKC-AJC, TO THE CITY OF PORT ST. LUCIE, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORD BOOK 754, PAGE 807 (MORE SPECIFICALLY EXHIBIT "C-19" OF THAT DOCUMENT AT PAGE 845), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Joseph J. Lavetsky*  
 JOSEPH J. LAVETSKY, P.S.M. DATE OF SIGNATURE  
 FLORIDA SURVEYOR AND MAPPER REGISTRATION No.4275

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

CREECH ENGINEERS, INC.  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 6705  
 (LB 6705 = LICENSED BUSINESS NUMBER 6705)

**SURVEYOR'S NOTES:**

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON OFFICE INFORMATION ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EASTERLY RIGHT-OF-WAY LINE OF DARWIN BOULEVARD.
3. NO INSTRUMENT OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO TITLE OPINION IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 6 OF 6 FOR SKETCH OF DESCRIPTION  
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 6 OF 6 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

OR BOOK 1132 PAGE 2115

LICENSED SURVEYING AND MAPPING BUSINESS NO. 6705



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**PROPERTY IN FUTURE PHASES  
WHICH MAY BE ADDED  
TO THIS DECLARATION**

PROJECT NO. 96113.01

CADD FILE: 96113SK1

SHEET 1 OF 6

**DESCRIPTION TO ACCOMPANY SKETCH  
BEING A PORTION OF  
SECTIONS 20,21,28 & 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA**

THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED IN THAT CERTAIN DEED FROM ST. LUCIE COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, TO THE CITY OF PORT ST. LUCIE, FLORIDA, A MUNICIPALITY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORD BOOK 922, PAGE 1158 (MORE SPECIFICALLY PAGE 1167 OF THAT DOCUMENT), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND

THAT PORTION OF THE ABOVE DESCRIBED LAND CONTAINED IN THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 817, PAGE 2091 (MORE SPECIFICALLY PAGE 2164 OF THAT DOCUMENT), AS AMENDED IN THE AMENDED ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 1013, PAGE 2229 (MORE SPECIFICALLY DESCRIPTION SP-3 OF THAT DOCUMENT AT PAGE 2252 AND 2253), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND

A PORTION OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AS DEPICTED ON THE ACCOMPANYING SKETCH AS PARCEL "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE N 00°02'47" W FOR 798.74 FEET, ALONG THE EAST LINE OF SAID SECTION 20; THENCE N 89°57'37" W FOR 1185.94 FEET, PARALLEL TO THE SOUTH LINE OF SAID SECTION 20; THENCE S 20°02'28" W FOR 806.36 FEET; THENCE S 53°57'45" W FOR 69.62 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE CONTINUE S 53°57'45" W FOR 263.60 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND CENTRAL ANGLE OF 17°26'48" FOR 45.68 FEET, THE CHORD OF SAID CURVE BEARS S 89°27'12" W FOR 45.50 FEET; THENCE N 29°01'22" W FOR 96.10 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 451.53 FEET AND CENTRAL ANGLE OF 14°38'47" FOR 115.41 FEET, THE CHORD OF SAID CURVE BEARS N 51°30'50"E FOR 115.11 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 20; THENCE CONTINUING ALONG THE ARC FOR A CURVE HAVING A RADIUS OF 451.53 FEET AND CENTRAL ANGLE OF 00°13'06" FOR 1.72 FEET, THE CHORD OF SAID CURVE BEARS N 58°56'46" E FOR 1.72 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 776.14 FEET AND CENTRAL ANGLE OF 38°48'59" FOR 525.81 FEET; THENCE N 20°02'28" E FOR 441.22 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND CENTRAL ANGLE OF 69°48'07" FOR 48.73 FEET; THENCE S 89°57'32" E FOR 1214.51 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 21, BEING A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 51.22 FEET AND CENTRAL ANGLE OF 67°50'57" FOR 60.65 FEET, THE CHORD OF SAID CURVE BEARS S 56°02'04" E FOR 57.17 FEET; THENCE S 22°06'34" E FOR 484.39 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 964.83 FEET AND CENTRAL ANGLE OF 21°52'24" FOR 368.34 FEET, THE CHORD OF SAID CURVE BEARS S 10°57'34" E FOR 366.10 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 28; THENCE CONTINUING ALONG THE ARC FOR A CURVE HAVING A RADIUS OF 964.83 FEET AND CENTRAL ANGLE OF 00°12'48" FOR 3.59 FEET, THE CHORD OF SAID CURVE BEARS S 00°07'46" E FOR 3.59 FEET; THENCE S 00°01'22" E FOR 1045.60 FEET (CALCULATED), 1045.15 FEET (DEED) AS PER OFFICIAL RECORD BOOK 754, PAGE 845, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, PARALLEL TO THE SAID WEST LINE OF SECTION 28; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND CENTRAL ANGLE OF 90°00'00" FOR 314.16 FEET, THE CHORD OF SAID CURVE BEARS S 44°58'38" W FOR 282.84 FEET; THENCE S 89°58'38" W FOR 100.07 FEET (CALCULATED), 100.01 FEET (DEED) AS PER OFFICIAL RECORD BOOK 754, PAGE 845, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TO A POINT ON THE WEST LINE OF SAID SECTION 28; THENCE S 89°58'38" W FOR 1052.46 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND CENTRAL ANGLE OF 61°00'00" FOR 212.93 FEET, THE CHORD OF SAID CURVE BEARS N 59°31'22" W FOR 203.02 FEET; THENCE N 29°01'22" W FOR 1080.61 FEET, TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND CENTRAL ANGLE OF 44°44'42" FOR 78.09 FEET, THE CHORD OF SAID CURVE BEARS S 66°11'23" E FOR 76.13 FEET; THENCE S 43°49'02" E FOR 737.09 FEET; THENCE S 29°01'21" E FOR 390.00 FEET; THENCE N 67°49'18" E FOR 412.95 FEET; THENCE N 89°58'38" E FOR 600.00 FEET TO A POINT ON THE EAST LINE OF SECTION 29; THENCE N 00°01'22" W FOR 950.00 FEET ALONG THE EAST LINE OF SECTION 29, TO THE POINT OF BEGINNING.

OR BOOK 1132 PAGE 2116

THIS IS NOT A SURVEY



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**PROPERTY IN FUTURE PHASES  
WHICH MAY BE ADDED  
TO THIS DECLARATION**

PROJECT NO. 96113.01

CADD FILE: 96113SK1

SHEET 2 OF 6

**DESCRIPTION TO ACCOMPANY SKETCH  
BEING A PORTION OF  
SECTIONS 20,21,28 & 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA**

LESS THE FOLLOWING DESCRIPTIONS AS RECORDED IN OFFICIAL RECORD  
BOOK 1013, PAGE 2253, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA:

A PORTION OF TRACT "G" AS SHOWN ON THE PLAT OF PORT ST. LUCIE  
SECTION THIRTY-SEVEN AS RECORDED IN PLAT BOOK IN PLAT BOOK 15 AT  
PAGE 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A  
PORTION OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE  
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE  
N00°02'47"W, ALONG THE EAST LINE OF SAID SECTION 20 FOR 593.74 FEET;  
THENCE N89°57'37"W FOR 450.00 FEET; THENCE N66°16'22"W FOR 273.82 FEET;  
THENCE N89°57'37"W FOR 335.00 FEET; THENCE S20 02'28"W FOR 510.00 FEET;  
THENCE S53 57'45"W FOR 318.53 FEET; TO THE POINT OF BEGINNING (P.O.B.1);  
THENCE CONTINUE S53°57'45"W FOR A DISTANCE OF 326.32 FEET TO A POINT  
ON A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A  
RADIAL BEARING OF S08°10'36"W AND A CENTRAL ANGLE OF 56°44'49";  
THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE  
148.56 FEET; THENCE DEPARTING SAID CURVE RUN N40°41'11"E FOR A  
DISTANCE OF 138.66 FEET; TO A POINT ON A CIRCULAR CURVE TO THE RIGHT  
HAVING A RADIUS OF 378.86 FEET, A RADIAL BEARING OF N50°12'35"W, AND A  
CENTRAL ANGLE OF 52°39'16"; THENCE EASTERLY ALONG THE ARC OF SAID  
CURVE 348.17 FEET; TO THE POINT OF BEGINNING (P.O.B.1).

ALSO:

A PORTION OF TRACT "G" AS SHOWN ON THE PLAT OF PORT ST. LUCIE  
SECTION THIRTY-SEVEN AS RECORDED IN PLAT BOOK IN PLAT BOOK 15 AT  
PAGE 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE RUN  
S00°01'21"E ALONG THE EAST LINE OF SECTION 29, TOWNSHIP 37 SOUTH,  
RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; FOR A DISTANCE OF 950.00  
FEET; THENCE S89°58'38"W FOR A DISTANCE OF 600.00 FEET; THENCE  
S67°49'18"W FOR A DISTANCE OF 412.95 FEET; THENCE N29°01'21"W FOR A  
DISTANCE OF 180.73 FEET; TO THE POINT OF BEGINNING (P.O.B.2); THENCE  
N89°33'20"W FOR A DISTANCE OF 97.72 FEET; THENCE N29°08'10"W FOR A  
DISTANCE OF 487.00 FEET; THENCE S43°49'02"E FOR A DISTANCE OF 336.96  
FEET; THENCE S29°01'21"E FOR A DISTANCE OF 209.27 FEET; TO THE POINT OF  
BEGINNING (P.O.B.2).

LESS AND EXCEPT THE FOLLOWING PARCEL KNOWN AS SAWGRASS LAKES  
PLAT NO. 1, P.U.D., PHASE 1B AS RECORDED IN PLAT BOOK 36, PAGE 26  
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST.  
LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE  
NORTH 89°57'37" WEST ALONG THE SOUTH LINE OF SAID SECTION 20, A  
DISTANCE OF 2437.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY  
LINE OF DARWIN BOULEVARD AS MONUMENTED AND IN USE; THENCE NORTH  
25°34'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE  
OF 1725.54 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING  
DESCRIBED PARCEL:

THENCE CONTINUE NORTH 25°34'00" WEST ALONG SAID EASTERLY  
RIGHT-OF-WAY LINE A DISTANCE OF 923.82 FEET; THENCE NORTH  
72°53'13" EAST A DISTANCE OF 320.34 FEET; THENCE SOUTH 25°34'00"  
EAST A DISTANCE OF 187.59 FEET TO A POINT ON A CURVE CONCAVE  
SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF  
04°05'56", AND WHOSE RADIUS POINT BEARS SOUTH 21°2'42" EAST;  
THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE  
OF 17.88 FEET; THENCE NORTH 72°53'14" EAST A DISTANCE OF 239.68  
FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST,  
HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 110°46'54";  
THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID  
CURVE A DISTANCE OF 473.71 FEET; THENCE NORTH 37°53'41" WEST A  
DISTANCE OF 68.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE  
SOUTHWEST, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF

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OR BOOK 1132 PAGE 2117

LICENSED SURVEYING AND MAPPING BUSINESS NO. 6705



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**PROPERTY IN FUTURE PHASES  
WHICH MAY BE ADDED  
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PROJECT NO. 96113.01

CADD FILE: 96113SK1

SHEET 3 OF 6

**DESCRIPTION TO ACCOMPANY SKETCH  
BEING A PORTION OF  
SECTIONS 20,21,28 & 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA**

38°53'22"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 67.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 70°52'11"; THENCE RUN NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 247.38 FEET; THENCE RUN SOUTH 85°31'05" WEST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 36°48'31"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.91 FEET; THENCE NORTH 52°12'30" WEST A DISTANCE OF 82.55 FEET; THENCE SOUTH 77°00'00" WEST A DISTANCE OF 25.77 FEET; THENCE NORTH 13°00'00" WEST A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TULIP BOULEVARD AS SHOWN ON THE FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY-TWO, AS RECORDED IN PLAT BOOK 18, PAGE 18, ST. LUCIE COUNTY PUBLIC RECORDS; THENCE NORTH 77°00'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 436.54 FEET; THENCE SOUTH 13°00'00" EAST, DEPARTING SAID FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY-TWO AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 102.02 FEET TO A POINT ON A CURVE AS DESCRIBED IN OFFICIAL RECORD BOOK 754, PAGE 845, PUBLIC RECORDS OF ST. LUCIE COUNTY; SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET, AND A CENTRAL ANGLE OF 20°26'57"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.41 FEET; THENCE SOUTH 33°26'57" EAST A DISTANCE OF 433.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 237.88 FEET AND A CENTRAL ANGLE OF 70°00'17"; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 290.64 FEET; THENCE NORTH 76°32'46" EAST A DISTANCE OF 102.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 80°47'41"; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 105.76 FEET; THENCE SOUTH 22°39'33" EAST A DISTANCE OF 356.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 105°36'36"; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 522.97 FEET; THENCE SOUTH 82°57'03" WEST A DISTANCE OF 851.72 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 08°12'46", AND WHOSE RADIUS POINT BEARS NORTH 20°04'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 107°27'30"; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.78 FEET; THENCE SOUTH 29°18'52" EAST A DISTANCE OF 138.53 FEET; THENCE SOUTH 60°41'09" WEST A DISTANCE OF 80.45 FEET; THENCE NORTH 29°18'51" WEST A DISTANCE OF 4.07 FEET; THENCE SOUTH 60°41'09" WEST A DISTANCE OF 130.00 FEET; THENCE SOUTH 64°26'00" EAST A DISTANCE OF 49.52 FEET; THENCE SOUTH 19°26'00" WEST A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

OR BOOK 1132 PAGE 2118

CONTAINING 31.242 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING PARCEL CONVEYED TO THE FARASH FLORIDA CORPORATION IN OFFICIAL RECORD BOOK 1089, AT PAGE 1953, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 28 AND SECTION 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "F" AND TRACT "G" OF THE PLAT OF PORT ST. LUCIE, SECTION THIRTY-SEVEN AS RECORDED IN PLAT BOOK 15, PAGE 16 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "G" OF SAID PLAT OF PORT ST. LUCIE, SECTION THIRTY-SEVEN (ALSO BEING THE SOUTHWEST CORNER OF TRACT "F" OF SAID PLAT OF PORT ST. LUCIE, SECTION THIRTY-SEVEN), SAID CORNER ALSO LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WITH A RADIAL BEARING OF S03°04'57"W AND HAVING A RADIUS OF 1,350.00 FEET AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PAAR DRIVE AS SHOWN ON SAID PLAT OF PORT ST. LUCIE, SECTION THIRTY-SEVEN AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'06" FOR A DISTANCE OF 115.49 FEET TO THE

THIS IS NOT A SURVEY

LICENSED SURVEYING AND MAPPING BUSINESS NO. 6705



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**PROPERTY IN FUTURE PHASES  
WHICH MAY BE ADDED  
TO THIS DECLARATION**

PROJECT NO. 96113.01

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SHEET 4 OF 6

**DESCRIPTION TO ACCOMPANY SKETCH  
BEING A PORTION OF  
SECTIONS 20,21,28 & 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA**

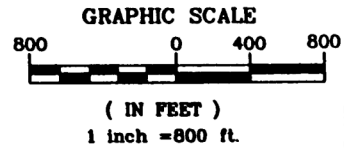
POINT OF TANGENCY OF SAID CURVE; THENCE N82°00'57"W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PAAR DRIVE A DISTANCE OF 177.90 FEET; THENCE N07°59'03"E DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF PAAR DRIVE A DISTANCE OF 41.01 FEET TO A POINT LYING ON THE BOUNDARY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 754, PAGES 845 THROUGH 849 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S82°00'01"E ALONG SAID BOUNDARY LINE A DISTANCE OF 59.22 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE RUN NORTHEASTERLY CONTINUING ALONG SAID BOUNDARY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°21'18" FOR A DISTANCE OF 74.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N12 38'41"E CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 914.21 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET; THENCE RUN NORTHEASTERLY CONTINUING ALONG SAID BOUNDARY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°12'10" FOR A DISTANCE OF 579.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N45°50'51"E CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 194.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 915.91 FEET; THENCE RUN EASTERLY CONTINUING ALONG SAID BOUNDARY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 51'43" FOR A DISTANCE OF 477.36 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 281.26 FEET; THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID BOUNDARY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°41'52" FOR A DISTANCE OF 401.05 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET; THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID BOUNDARY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°26'43" FOR A DISTANCE OF 139.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET; THENCE RUN SOUTHEASTERLY CONTINUING ALONG SAID BOUNDARY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 34'23" FOR A DISTANCE OF 50.27 FEET; THENCE S10°23'20"W DEPARTING SAID BOUNDARY LINE OF THOSE LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 754, PAGES 845 THROUGH 849 AND THE ARC OF SAID CURVE ON A RADIAL LINE TO SAID CURVE FOR A DISTANCE OF 179.38 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WITH A RADIAL BEARING OF N56°45'15"E AND HAVING A RADIUS OF 350.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°14'24" FOR A DISTANCE OF 416.85 FEET TO THE POINT OF TANGENCY; THENCE S55°00'21"E DEPARTING SAID CURVE ALONG A RADIAL LINE TO SAID CURVE FOR A DISTANCE OF 140.00 FEET; THENCE N34°59'39"E A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1,130.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°42'33" FOR A DISTANCE OF 1,078.99 FEET TO A POINT LYING ON THE BOUNDARY LINE OF THOSE LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 754, PAGES 845 THROUGH 849; THENCE N69°56'51"E ALONG SAID BOUNDARY LINE A DISTANCE OF 20.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PAAR DRIVE AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WITH A RADIAL BEARING OF N70°16'45"E AND HAVING A RADIUS OF 1,150.00 FEET; THENCE RUN SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE OF PAAR DRIVE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°42'54" FOR A DISTANCE OF 1,098.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S34°59'39"W CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF PAAR DRIVE A DISTANCE OF 467.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 1,350.00 FEET; THENCE RUN SOUTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF PAAR DRIVE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°05'18" FOR A DISTANCE OF 1,368.67 FEET RETURNING TO THE POINT OF BEGINNING OF SAID PARCEL, CONTAINING 45.791 ACRES MORE OR LESS.  
97-121.00(01)

DR BOOK 1132 PAGE 2119

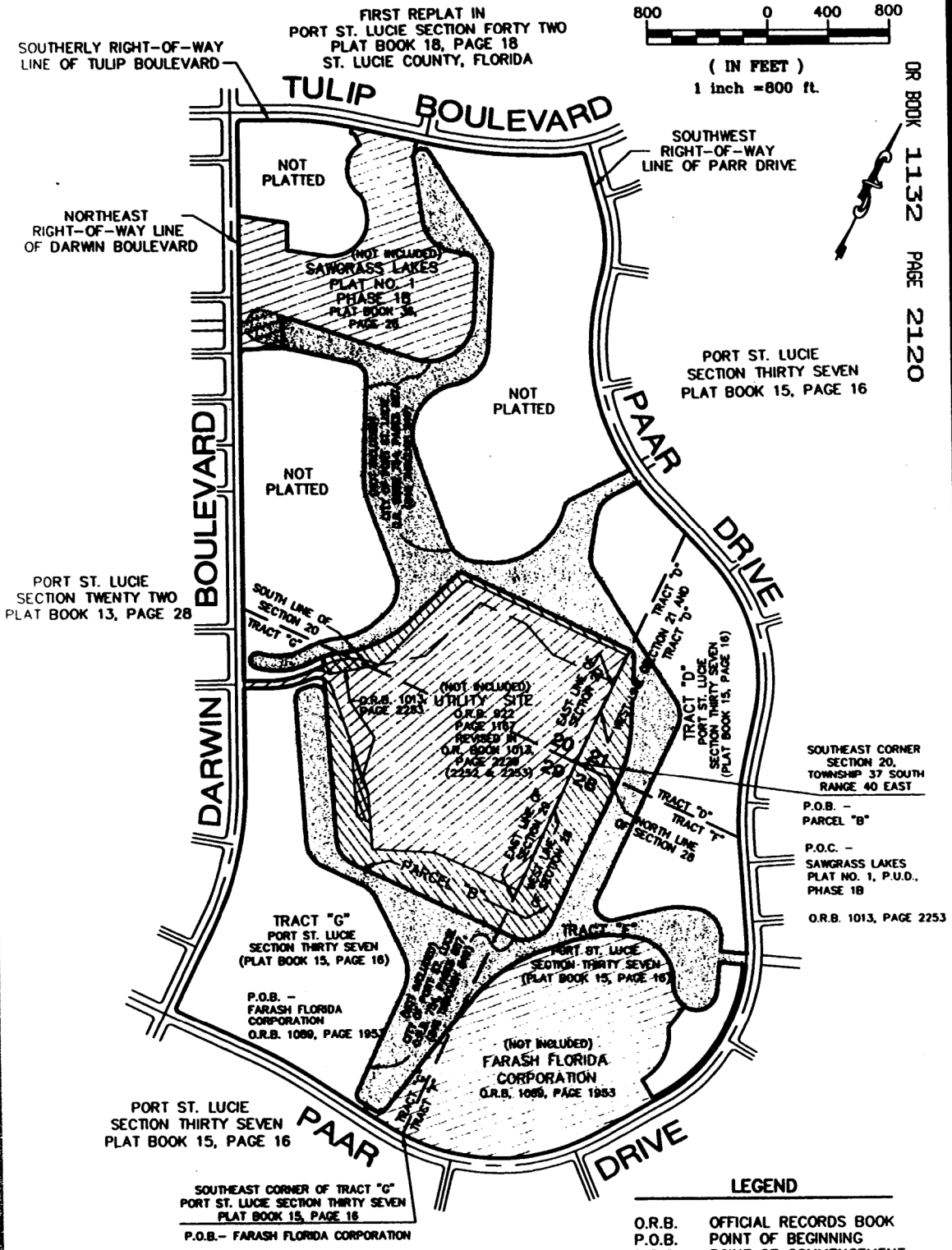
THIS IS NOT A SURVEY

<p style="font-size: small;">LICENSED SURVEYING AND MAPPING BUSINESS NO. 8708</p>  <p style="font-size: x-small;">             600 S. PARROTT AVE. OKEECHOBEE, FLORIDA 33472              PHONE (941)783-9050              FAX (941)783-0810         </p> <p style="font-size: x-small;">             203 WEST 3rd STREET STUART, FLORIDA 34994              PHONE (561)283-1413              FAX (518)220-7881         </p> <p style="font-size: x-small;">             P.O. BOX 410808 MELBOURNE, FLORIDA 32941              PHONE (407)778-3723              FAX (407)778-2184         </p>	<p style="font-weight: bold; font-size: large;">PROPERTY IN FUTURE PHASES WHICH MAY BE ADDED TO THIS DECLARATION</p> <p style="font-size: x-small;">PROJECT NO. 98113.01</p> <p style="font-size: x-small;">CADD FILE: 98113SK1</p> <p style="font-size: x-small;">SHEET 5 OF 6</p>
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**SKETCH TO ACCOMPANY DESCRIPTIONS  
BEING A PORTION OF  
SECTIONS 20,21,28 & 29, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
ST. LUCIE COUNTY, FLORIDA**



DR BOOK 1132 PAGE 2120



NOTE: SEE SHEETS 1,2,3,4, AND 5 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION

**LEGEND**

O.R.B. OFFICIAL RECORDS BOOK  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

**THIS IS NOT A SURVEY**

LICENSED SURVEYING AND MAPPING BUSINESS NO. 6705

**ENGINEERS INC.**

CIVILIZATION ENGINEERS

400 S. PARROTT AVE. ORTECHOBEZ, FLORIDA 33472 PHONE (841)783-5080 FAX (914)783-0810	203 WEST 3rd STREET STUART, FLORIDA 34994 PHONE (561)283-1413 FAX (518)220-7881	P.O. BOX 410908 MELBOURNE, FLORIDA 32941 PHONE (407)779-3723 FAX (407)779-2184
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**PROPERTY IN FUTURE PHASES  
WHICH MAY BE ADDED  
TO THIS DECLARATION**

PROJECT NO. 96113.01  
SCALE: 1" = 800'

CADD FILE: 96113SK1	SHEET 6 OF 6
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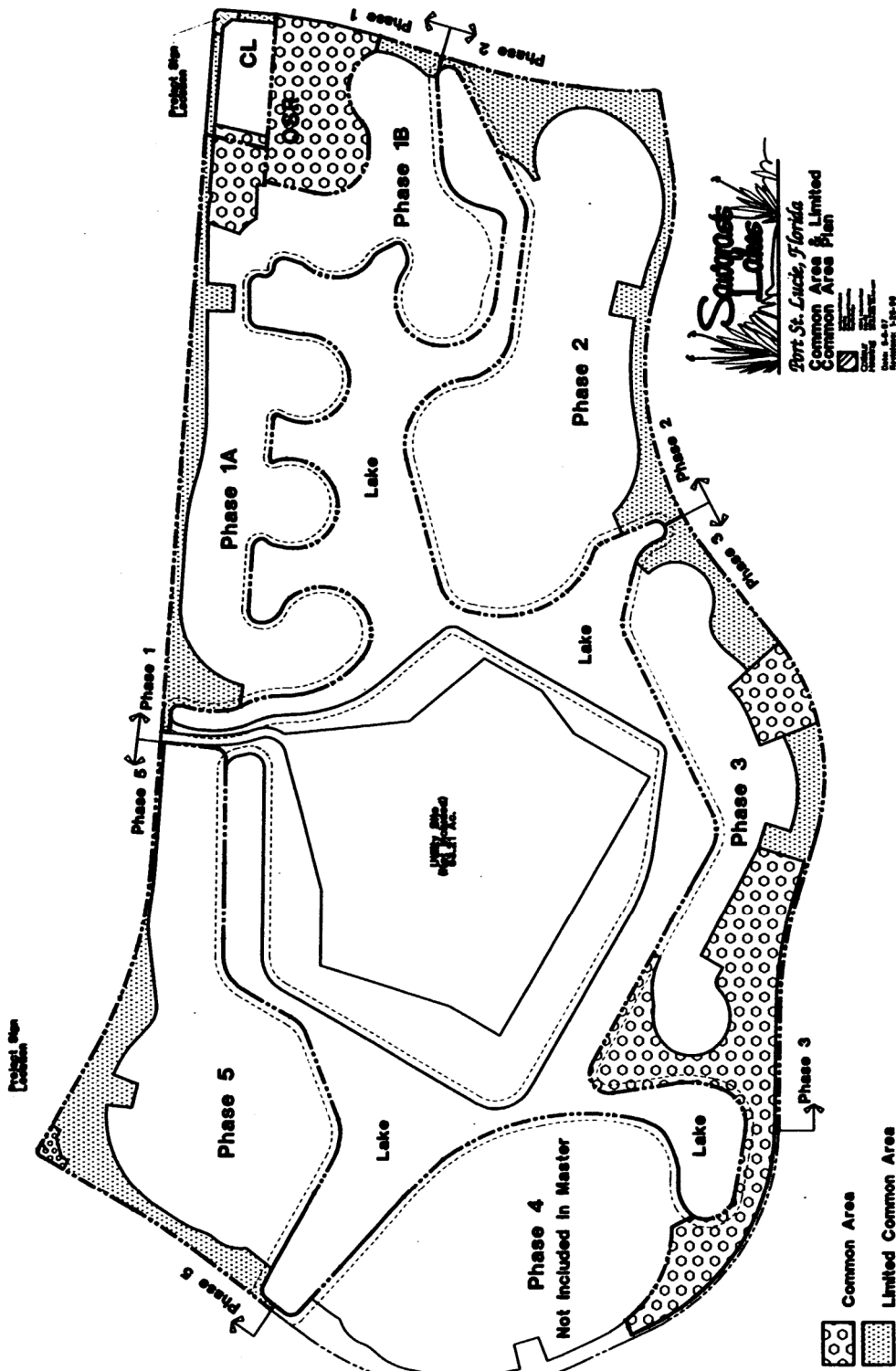


EXHIBIT "B"