MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5328804 OR BOOK 5139 PAGE 263, Recorded 04/24/2024 09:08:51 AM

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

NOTICE OF ESTABLISHMENT OF THE
SUNRISE COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on April 15, 2024, and pursuant to a petition filed by Sunrise Residential, LLC, the City Commission of the City of Fort Pierce, Florida, enacted Ordinance No. 24-003, which became effective April 15, 2024, establishing the Sunrise Community Development District ("**District**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Economic Opportunity under Section 189.014, *Florida Statutes*.

THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Notice has been executed on this 18 day of April, 2024, and recorded in the Official Records of St. Lucie County, Florida.

Name: Katherine Ibarra
Address: 107 West College Avenue
Tallahassee, Florida 32301

Jere Earlywine, District Counsel
Kutak Rock, LLP

Name: K. Bennett Davenport
Address: 107 West College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of April, 2024, by **Jere Earlywine**, as **District Counsel** of Sunrise **Community Development District**, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.

ASHLEY A. LIGAS
Commission # HH 070475
Expires December 9, 2024
Bonded Thru Budget Notary Service

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Ashley Ligas
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

DESCRIPTION TO ACCOMPANY SKETCH
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)

LEGAL DESCRIPTION: PROPOSED PHASE 1

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA SAID PARCEL DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1318.99 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 41 SECONDS EAST, A DISTANCE OF 625.35 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST, A DISTANCE OF 1319.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 34; THENCE NORTH 89 DEGREES 53 MINUTES 24 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH HALF OF SECTION 34, A DISTANCE OF 1987.60 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 49.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 39.01 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 24 SECONDS WEST, A DISTANCE OF 1685.37 FEET; THENCE SOUTH 86 DEGREES 53 MINUTES 06 SECONDS EAST, A DISTANCE OF 84.33 FEET: THENCE SOUTH 88 DEGREES 41 MINUTES 54 SECONDS EAST, A DISTANCE OF 121.00 FEET; THENCE NORTH 89 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 123.04 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 685.11 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 1285.30 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, TO A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200 FEET AND A CHORD OF 42.38 FEET THAT BEARS SOUTH 75 DEGREES 08 MINUTES 32 SECONDS WEST; THENCE SOUTH 69 DEGREES 51 MINUTES 21 SECONDS WEST, A DISTANCE OF 436.07 FEET; THENCE SOUTH 70 DEGREES 01 MINUTES 38 SECONDS WEST A DISTANCE OF 239.69 FEET; THENCE SOUTH THENCE SOUTH 32 DEGREES 37 MINUTES 47 SECONDS EAST, A DISTANCE OF 27.81 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS WEST, A DISTANCE OF 1026.52 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS WEST, A DISTANCE OF 49.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 141.58 ACRES (CALCULATED-TOTAL PHASE 1)

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 12–15–23.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

Terry H. Drum
Date: 2023.12.19 13:12:00 -05'00'

TERRY H. DRUM License Number LS5597 STATE OF FLORIDA Professional Surveyor and Mapper

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES, PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

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

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12–18–2023			
DATE 10–17–2023				PREPARED FOR: CROWDER USA

JOB #: 22–0337 SKETCH–DESC PHASE 1	
DRAWN BY: EAD	
CHECKED BY: THD	
FIELD BOOK: N/A	
PAGE: 1 OF 2	
FIELD DATE: N/A	

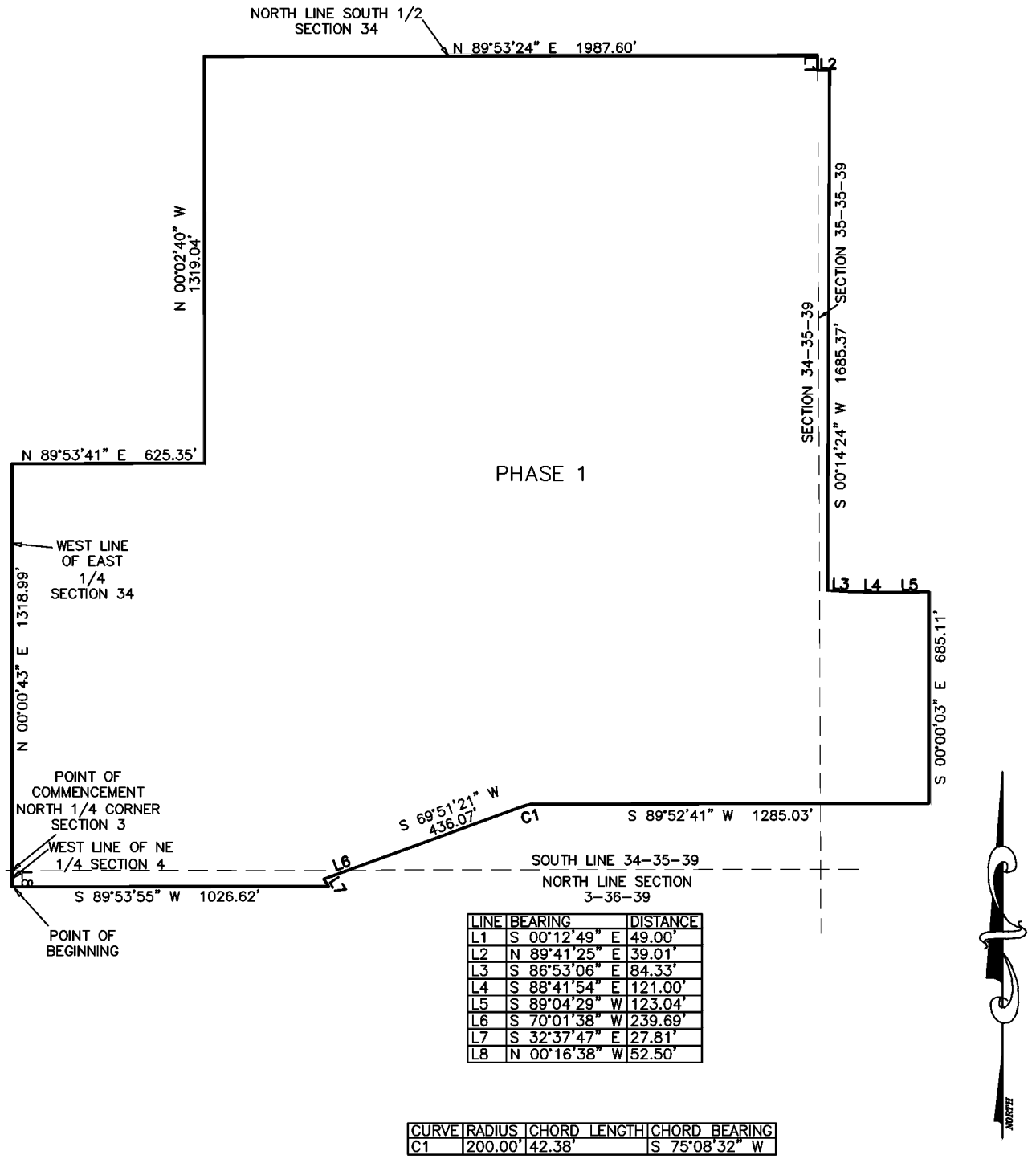
GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

SKETCH TO ACCOMPANY DESCRIPTION
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)



LINE	BEARING	DISTANCE
L1	S 00°12'49" E	49.00'
L2	N 89°41'25" E	39.01'
L3	S 86°53'06" E	84.33'
L4	S 88°41'54" E	121.00'
L5	S 89°04'29" W	123.04'
L6	S 70°01'38" W	239.69'
L7	S 32°37'47" E	27.81'
L8	N 00°16'38" W	52.50'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	200.00'	42.38'	S 75°08'32" W

SCALE 1:500 (1" = 500')

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12–15–2023			
DATE 10–03–2023				PREPARED FOR: CROWDER USA

JOB #: 22–0337 SKETCH–DESC PHASE 1	
DRAWN BY: EAD	
CHECKED BY: THD	
FIELD BOOK: N/A	
PAGE: 2 OF 2	
FIELD DATE: N/A	

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772-696-5300

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Palm Bay, FL 32905
321-914-3978

DESCRIPTION TO ACCOMPANY SKETCH
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)

LEGAL DESCRIPTION: PROPOSED PHASE 1A

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 34, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA SAID PARCEL DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 00 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 1017.69 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1123.85 FEET AND A CHORD OF 878.97 FEET THAT BEARS SOUTH 25 DEGREES 50 MINUTES 33 SECONDS WEST; THENCE SOUTHERLY, TO A POINT OF NON-TANGENT REVERSE CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 955.00 FEET AND A CHORD OF 760.92 FEET; BEARS SOUTH 23 DEGREES 28 MINUTES 39 SECONDS WEST; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 99.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MIDWAY ROAD A 70.00 FOOT PUBLIC RIGHT OF WAY; THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 622.37 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 2622.25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND A POINT ON THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH 00 DEGREES 04 MINUTES 51 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1318.47 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1288.71 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 43 SECONDS WEST, A DISTANCE OF 1319.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 103.84 ACRES (CALCULATED-TOTAL PHASE 1A)

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 12-15-23.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
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4. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

Terry H. Drum
Date: 2023.12.19 13:10:21 -05'00'

TERRY H. DRUM
License Number LS5597
STATE OF FLORIDA
Professional Surveyor and Mapper

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES, PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

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

THIS IS NOT A BOUNDARY SURVEY

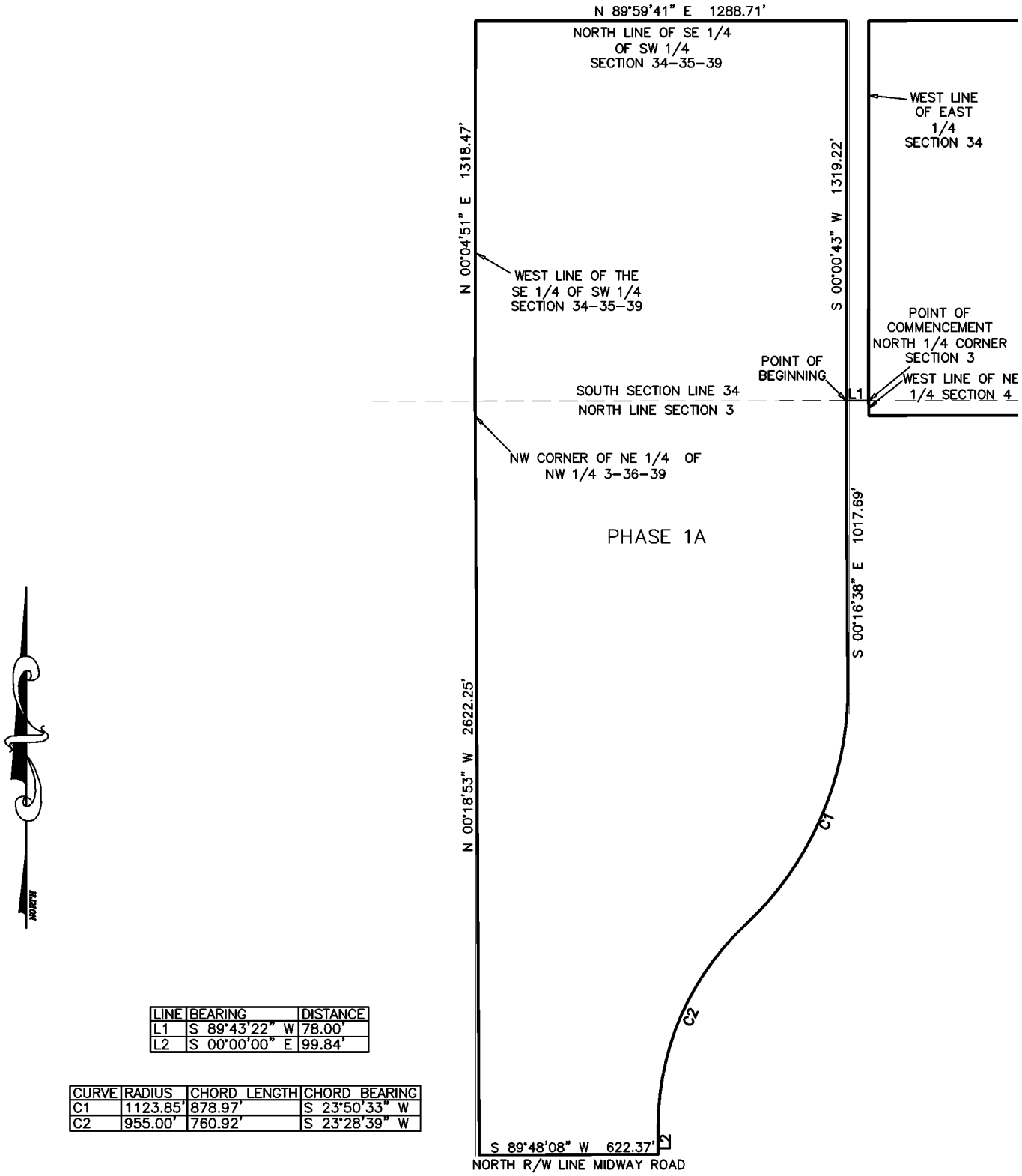
UPDATES and/or REVISIONS	NEW PHASE LINES 12-18-2023			
DATE 10-17-2023				PREPARED FOR: CROWDER USA

JOB #: 22-0337 SKETCH-DESC PHASE 1A	
DRAWN BY: EAD	
CHECKED BY: THD	
FIELD BOOK: N/A	
PAGE: 1 OF 2	
FIELD DATE: N/A	

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

SKETCH TO ACCOMPANY DESCRIPTION
MIDWAY ROAD FT. PIERCE, FL 34981
(NOT VALID WITHOUT SHEETS 1 & 2)



LINE	BEARING	DISTANCE
L1	S 89°43'22" W	78.00'
L2	S 00°00'00" E	99.84'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	1123.85'	878.97'	S 23°50'33" W
C2	955.00'	760.92'	S 23°28'39" W

SCALE 1:500 (1" = 500')

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12-18-2023			
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321-914-3978

DESCRIPTION TO ACCOMPANY SKETCH
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)

LEGAL DESCRIPTION: PROPOSED PHASE 2

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA SAID PARCEL DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 49.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 39.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 1055.61 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 10 SECONDS EAST, A DISTANCE OF 1522.58 FEET; THENCE SOUTH 72 DEGREES 14 MINUTES 58 SECONDS WEST, A DISTANCE OF 102.87 FEET; THENCE SOUTH 63 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 96.44 FEET; THENCE SOUTH 33 DEGREES 07 MINUTES 50 SECONDS WEST, A DISTANCE OF 58.53 FEET; THENCE SOUTH 72 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 165.88 FEET; THENCE SOUTH 84 DEGREES 17 MINUTES 53 SECONDS WEST, A DISTANCE OF 300.02 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 64.06 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST, A DISTANCE OF 32.52 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 29 SECONDS WEST, A DISTANCE OF 123.04 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 121.00 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 84.33 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 24 SECONDS EAST, A DISTANCE OF 1685.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.63 ACRES (CALCULATED-TOTAL PHASE 2)

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 12–15–23.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
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GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

Terry H. Drum
Date: 2023.12.19 12:53:50 -05'00'

TERRY H. DRUM
License Number LS5597
STATE OF FLORIDA
Professional Surveyor and Mapper

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

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12–18–2023			
DATE 10–17–2023				PREPARED FOR: CROWDER USA

JOB #: 22–0337 SKETCH–DESC PHASE 2
DRAWN BY: EAD
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PAGE: 1 OF 2
FIELD DATE: N/A

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
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GSS

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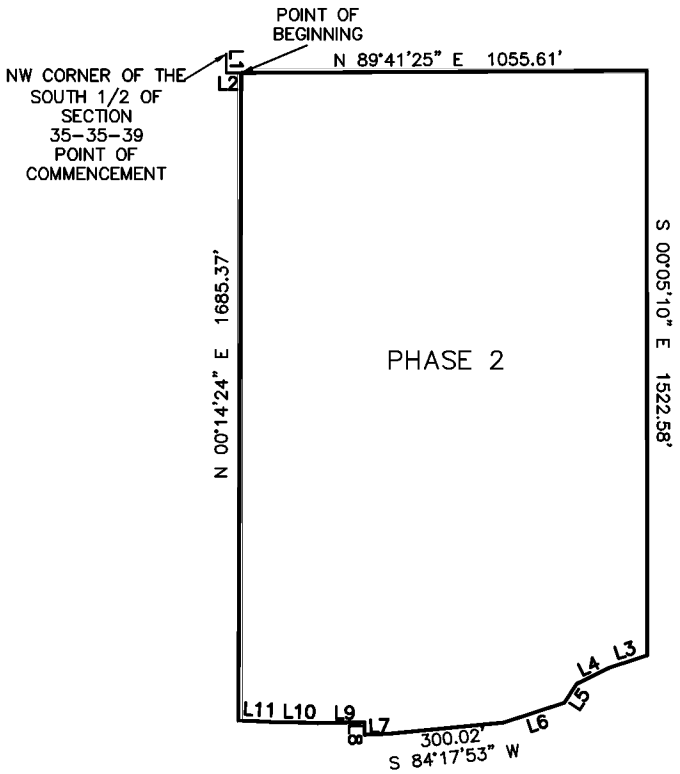
Suite 2
Palm Bay, FL 32905
321-914-3978

SKETCH TO ACCOMPANY DESCRIPTION
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)



LINE	BEARING	DISTANCE
L1	S 00°12'49" E	49.00'
L2	N 89°41'25" E	39.01'
L3	S 72°14'58" W	102.87'
L4	S 63°39'20" W	96.44'
L5	S 33°07'50" W	58.53'
L6	S 72°02'43" W	165.88'
L7	S 88°00'00" W	64.06'
L8	N 00°00'03" W	32.52'
L9	S 89°04'29" W	123.04'
L10	N 88°41'54" W	121.00'
L11	N 86°53'06" W	84.33'

SCALE 1:500 (1" = 500')

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12-18-2023			
DATE 10-03-2023				PREPARED FOR: CROWDER USA

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321-914-3978

DESCRIPTION TO ACCOMPANY SKETCH
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)

LEGAL DESCRIPTION: PROPOSED PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTIONS 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA SAID PARCEL DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 00 DEGREES 16 MINUTES 38 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 52.50 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, A DISTANCE OF 1026.62 FEET; THENCE NORTH 32 DEGREES 37 MINUTES 47 SECONDS WEST, A DISTANCE OF 27.81 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 70 DEGREES 01 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 239.69 FEET; THENCE NORTH 69 DEGREES 51 MINUTES 21 SECONDS EAST, A DISTANCE OF 436.07 FEET; TO THE POINT OF CURVATURE OF A NON TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 200 FEET AND A CHORD OF 42.38 BEARS NORTH 75 DEGREES 08 MINUTES 32 SECONDS EAST; THENCE NORTH 89 DEGREES 52 MINUTES 41 SECONDS EAST, A DISTANCE OF 1285.03 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 481.49 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 159.71 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 30 SECONDS EAST, A DISTANCE OF 142.45 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 335.00 FEET AND A CHORD OF 347.89 FEET THAT BEARS SOUTH 30 DEGREES 57 MINUTES 23 SECONDS WEST; THENCE SOUTH 62 DEGREES 14 MINUTES 13 SECONDS WEST, A DISTANCE OF 139.15 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 31 SECONDS WEST, A DISTANCE OF 142.19 FEET; THENCE SOUTH 53 DEGREES 38 MINUTES 14 SECONDS WEST, A DISTANCE OF 58.71 FEET; THENCE SOUTH 84 DEGREES 57 MINUTES 33 SECONDS WEST, A DISTANCE OF 146.97 FEET; THENCE SOUTH 02 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 332.85 FEET; THENCE SOUTH 31 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 78.35 FEET; THENCE SOUTH 60 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 335.12 FEET; THENCE NORTH 32 DEGREES 37 MINUTES 47 SECONDS WEST, A DISTANCE OF 1773.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.04 ACRES (CALCULATED-TOTAL PHASE 2A)

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 08-18-23.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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DATE 10-17-2023				PREPARED FOR: CROWDER USA

JOB #: 22-0337 SKETCH-DESC PHASE 2A
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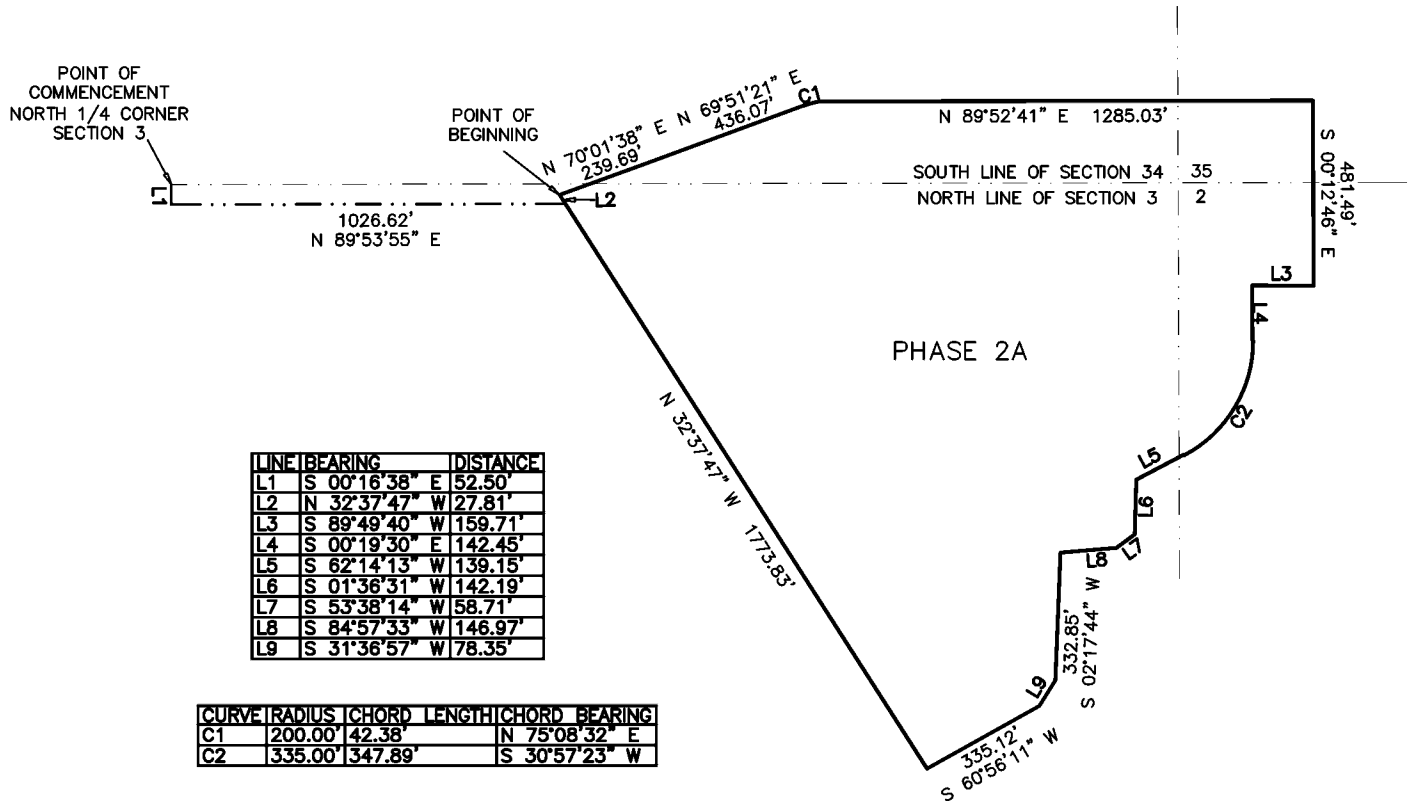

LINE	BEARING	DISTANCE
L1	S 00°16'38" E	52.50'
L2	N 32°37'47" W	27.81'
L3	S 89°49'40" W	159.71'
L4	S 00°19'30" E	142.45'
L5	S 62°14'13" W	139.15'
L6	S 01°36'31" W	142.19'
L7	S 53°38'14" W	58.71'
L8	S 84°57'33" W	146.97'
L9	S 31°36'57" W	78.35'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	200.00'	42.38'	N 75°08'32" E
C2	335.00'	347.89'	S 30°57'23" W

SCALE 1:500 (1" = 500')

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12-18-2023			
DATE 10-03-2023				PREPARED FOR: CROWDER USA

JOB #: 22-0337 SKETCH-DESC PHASE 2A
DRAWN BY: EAD
CHECKED BY: THD
FIELD BOOK: N/A
PAGE: 2 OF 2
FIELD DATE: N/A

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS Surveying and Mapping, LLC
4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

DESCRIPTION TO ACCOMPANY SKETCH
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)

LEGAL DESCRIPTION: PROPOSED PHASE 3

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST AND SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA SAID PARCEL DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SAID SECTION 35; THENCE SOUTH 00 DEGREES 12 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 49.00 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 1094.61 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 609.66 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1440.77 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 234.08 FEET; THENCE NORTH 74 DEGREES 49 MINUTES 07 SECONDS EAST, A DISTANCE OF 212.43 FEET; THENCE NORTH 53 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 120.88 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1068.91 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 02 SECONDS WEST, A DISTANCE OF 1879.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS WEST, A DISTANCE OF 652.59 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 64.06 FEET; THENCE NORTH 84 DEGREES 17 MINUTES 53 SECONDS EAST A DISTANCE OF 300.02; THENCE NORTH 72 DEGREES 02 MINUTES 43 SECONDS EAST A DISTANCE OF 165.88 FEET; THENCE NORTH 33 DEGREES 07 MINUTES 50 SECONDS EAST A DISTANCE OF 58.53 FEET; THENCE NORTH 63 DEGREES 39 MINUTES 20 SECONDS EAST A DISTANCE 96.44 FEET; THENCE NORTH 72 DEGREES 14 MINUTES 58 SECONDS EAST A DISTANCE OF 102.87 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 10 SECONDS WEST A DISTANCE OF 1522.53 FEET TO THE POINT OF BEGINNING;

CONTAINING 57.34 ACRES (CALCULATED)

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 12–15–23.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

Terry H. Drum

Date: 2023.12.19 13:05:33 -05'00'

TERRY H. DRUM License Number LS5597 STATE OF FLORIDA Professional Surveyor and Mapper

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES, PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

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

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12–18–2023			
DATE 10–17–2023				PREPARED FOR: CROWDER USA

JOB #: 22–0337 SKETCH–DESC PHASE 3	
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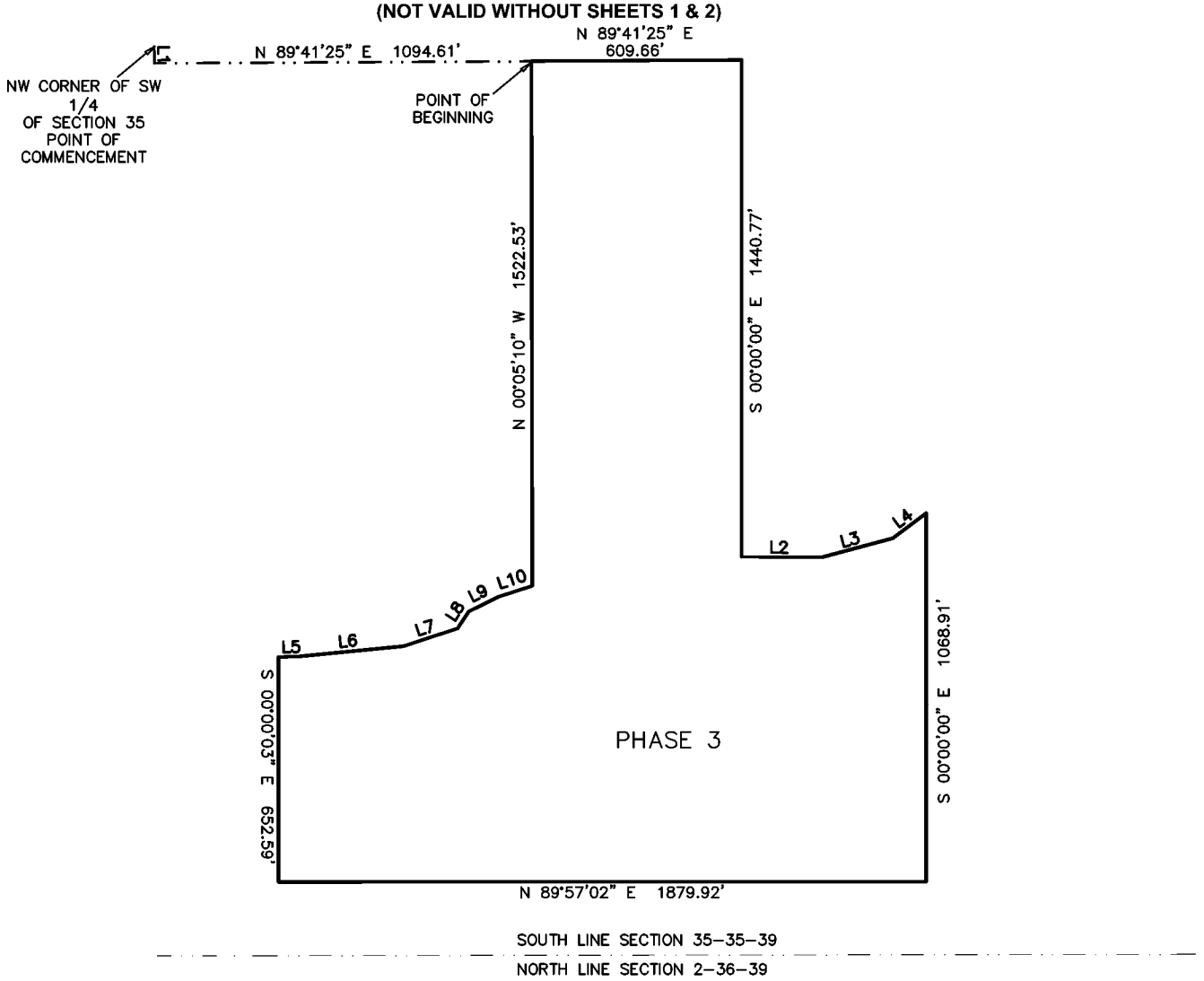
321-914-3978

SKETCH TO ACCOMPANY DESCRIPTION
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)



LINE	BEARING	DISTANCE
L1	S 00°12'44" E	49.00'
L2	S 89°36'37" E	234.08'
L3	N 74°49'07" E	212.43'
L4	N 53°09'01" E	120.88'
L5	N 88°00'00" E	64.06'
L6	N 84°17'53" E	300.02'
L7	N 72°02'43" E	165.88'
L8	N 33°07'50" E	58.53'
L9	N 63°39'20" E	96.44'
L10	N 72°14'58" E	102.87'

SCALE 1:500 (1" = 500')

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12-18-2023			
DATE 10-03-2023				PREPARED FOR: CROWDER USA

JOB #: 22-0337 SKETCH-DESC PHASE 3
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DESCRIPTION TO ACCOMPANY SKETCH
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)

LEGAL DESCRIPTION: PROPOSED PHASE 4

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA SAID PARCEL DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 49.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 1704.28 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST, A DISTANCE OF 960.14 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 01 SECONDS WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST, A DISTANCE OF 1750.19 FEET; TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 9 (INTERSTATE 95) A VARIABLE WIDTH PUBLIC RIGHT OF WAY; THENCE BY THE FOLLOWING 3 COURSES, ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 41 DEGREES 34 MINUTES 47 SECONDS WEST, A DISTANCE OF 727.09 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 6062.43 FEET AND A CHORD OF 1988.27 FEET THAT BEARS SOUTH 32 DEGREES 19 MINUTES 46 SECONDS WEST; THENCE SOUTH 22 DEGREES 31 MINUTES 12 SECONDS WEST A DISTANCE OF 287.79 FEET. THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE NORTH 67 DEGREES 28 MINUTES 36 SECONDS WEST A DISTANCE OF 78.79 FEET TO A POINT OF A NON TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 80.23 FEET CHORD OF 103.88 FEET BEARS NORTH 49 DEGREES 22 MINUTES 47 SECONDS WEST; THENCE SOUTH 89 DEGREES 18 MINUTES 37 SECONDS WEST A DISTANCE OF 366.81 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1068.91 FEET; THENCE SOUTH 53 DEGREES 09 MINUTES 01 SECONDS WEST A DISTANCE OF 120.88 FEET; THENCE SOUTH 74 DEGREES 49 MINUTES 07 SECONDS WEST A DISTANCE OF 212.43 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 37 SECONDS WEST A DISTANCE OF 234.08 FEET THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1440.81 TO THE POINT OF BEGINNING.

CONTAINING 86.18 ACRES (CALCULATED)

SURVEYORS NOTES:

1. THIS DESCRIPTION IS BASED UPON A SURVEY BY GSS SURVEYING & MAPPING, LLC, DATED 12–15–23.
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GSS SURVEYING & MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

Terry H. Drum
Date: 2023.12.19 13:03:54 -05'00'

TERRY H. DRUM
License Number LS5597
STATE OF FLORIDA
Professional Surveyor and Mapper

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597
OR
DAVID M. JONES, PROFESSIONAL SURVEYOR AND MAPPER NO. 3909

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

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12–18–2023			
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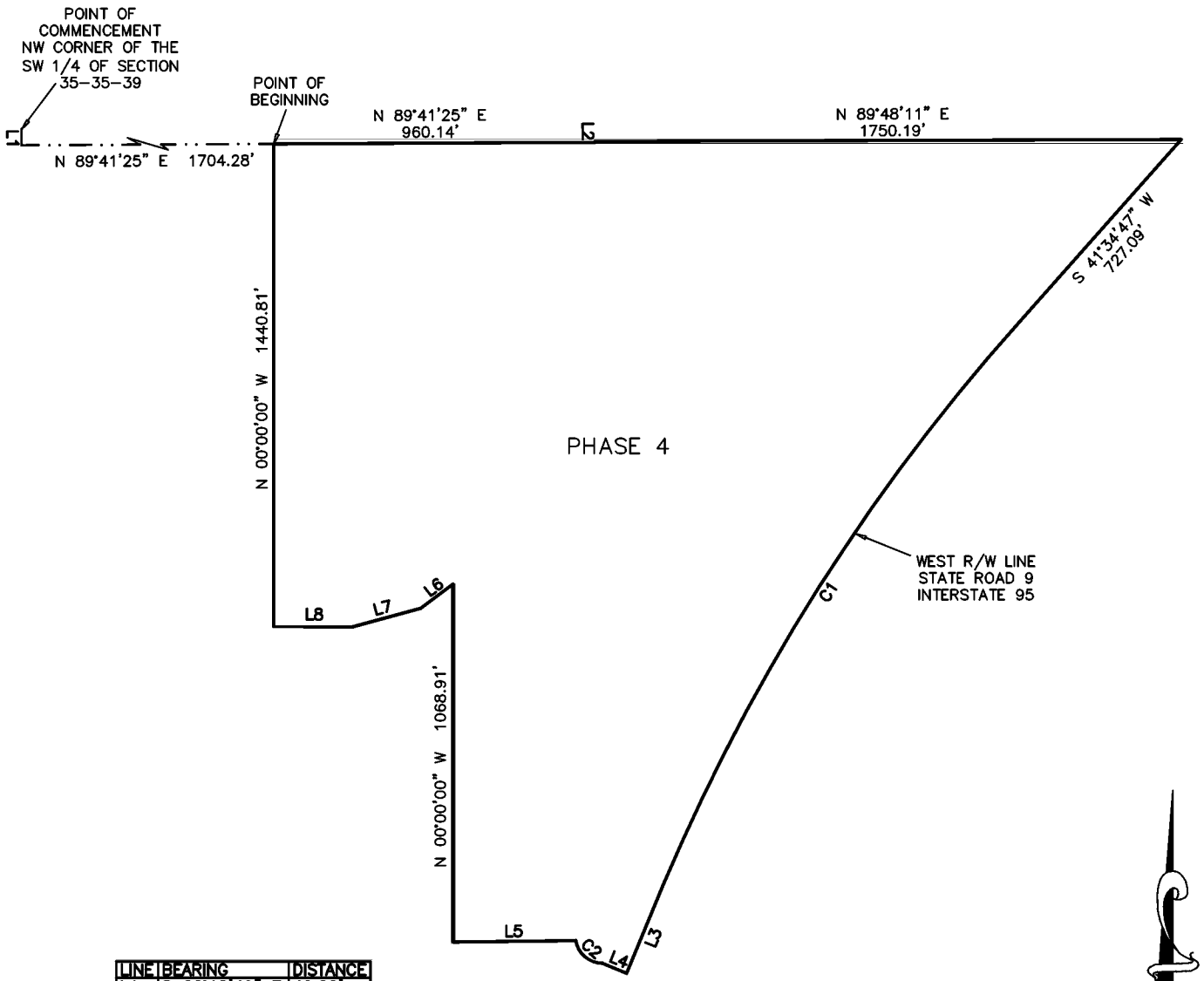
SKETCH TO ACCOMPANY DESCRIPTION
MIDWAY ROAD FT. PIERCE, FL 34981

(NOT VALID WITHOUT SHEETS 1 & 2)



LINE	BEARING	DISTANCE
L1	S 00°12'49" E	49.00'
L2	N 00°07'01" W	2.00'
L3	S 22°31'12" W	287.79'
L4	N 67°28'36" W	78.79'
L5	S 89°18'37" W	366.81'
L6	S 53°09'01" W	120.88'
L7	S 74°49'07" W	212.43'
L8	N 89°36'37" W	234.08'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	6062.43'	1988.27'	N 32°19'46" E
C2	80.23'	103.88'	N 49°22'47" W

SCALE 1:500 (1" = 500')

THIS IS NOT A BOUNDARY SURVEY

UPDATES and/or REVISIONS	NEW PHASE LINES 12-18-2023			
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