**ORDINANCE NO. 24-003**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **ESTABLISHING THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT** PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS, AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS,** a Petition to Sunrise Community Development District ("District") was submitted by Sunrise Residential, LLC to the City Commission of the City of Fort Pierce, Florida ("City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, attached hereto as Exhibit 1; and

**WHEREAS,** the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit 1, thereby providing a solution to the City's planning, management and financing needs for the delivery of capital infrastructure therein without overburdening the City and its taxpayers; and

**WHEREAS,** the City finds that the statements contained in the Petition are true and correct; and

**WHEREAS**, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or Comprehensive Plan of the City; and

**WHEREAS**, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

**WHEREAS**, the area that will be served by the District is amenable to separate special district government; and

**WHEREAS**, the creation of the District is the best alternative for delivering community development services and facilities to the area that will be served by the District; and

**WHEREAS**, that the community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services; and

**WHEREAS**, the establishment of the District shall not act to amend any land development approvals and/or regulations governing the land area to be included within the District; and

**WHEREAS**, the City has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes; and

**WHEREAS**, the City has considered the record of the public hearing and the factors set forth in Section 190.005(2)(c).

**NOW, THEREFORE, BE IT ORDAINED** BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AS FOLLOWS:

**SECTION 1.** The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

**SECTION 2.** The "Sunrise Community Development District" ("District") is hereby established for the area of land and with the external boundaries as described in Exhibit 2, attached hereto, said boundaries encompassing approximately 475.61 acres of land, pursuant to Section 190.005(2), Florida Statutes.

**SECTION 3**. The District is granted all general powers authorized pursuant to Section 190.011, Florida Statutes, and the special powers authorized pursuant to Section 190.012(1), Florida Statutes, Section 190.012(3), Florida Statutes, and Sections 190.012(2)(a) and (d), Florida Statutes.

**SECTION 4.** The five persons designated to serve as initial members of the District's Board of Supervisors are: Brent Howells, Rosa Romero, James Hall, Wesley Mills, and Jason Short.

**SECTION 5.** Non ad valorem special assessments, as defined in Chapter 190, Florida Statutes, shall only be levied by the District on those lands included within the District boundary and in accordance with Chapter 190, Florida Statutes.

**SECTION 6.** The District shall provide public notice of all meetings pursuant to law.

**SECTION 7.** In the event that the District established hereunder is terminated for any reason, the City shall in no way be required to accept ownership and/or maintenance responsibility for the road rights of way, stormwater management and drainage systems, street lighting or other improvements that are necessary for the development in the District without the City's express written consent. In the event of termination, the District shall be responsible for ensuring the transfer of such ownership and maintenance responsibilities to an appropriate entity other than the City as authorized by law.

**SECTION 8**. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 9.** All Ordinances or parts of Ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

**SECTION 10.** This Ordinance is and the same shall become effective immediately upon final passage hereof.

APPROVED AS TO FORM
& CORRECTNESS:

_____
Sara K. Hedges, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-003 was duly advertised in the St. Lucie News Tribune on March 8, 2024, March 15, 2024, March 22, 2024 and March 29, 2024; copy of said Ordinance and the Petition Exhibit was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on April 1, 2024; and was duly introduced, read by title only, and passed on second and final reading April 15, 2024 by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 15th day of April, 2024.

Linda Hudson

Linda Hudson
Mayor Commissioner

Linda W. Cox

Linda W. Cox
City Clerk

(CITY SEAL)

**Exhibit 1**

Petition to Establish Sunrise Community Development District

**Exhibit 2**

Legal Description and Map of Sunrise Community Development District

# PETITION TO ESTABLISH SUNRISE COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Jere L. Earlywine, Esquire
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK, LLP
107 W. College Avenue
Tallahassee, Florida 32301

**BEFORE THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA**

**PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Sunrise Residential, LLC. ("Petitioner"), hereby petitions the City Commission of the City of Fort Pierce, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Fort Pierce, Florida, and covers approximately 475.61 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of Okeechobee Road, west of I-95, north of W. Midway Rd Street. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consents. Petitioner has obtained written consent to establish the proposed District from the owners of one hundred percent (100%) of the real property located within the proposed District in accordance with Section 190.005, Florida Statutes. Consent to the establishment of a community development district is contained in **Exhibit 3**. Certain lands located within the proposed boundaries of the District are currently owned by the North St. Lucie River Water Control District ("NSLRWCD"). NSLRWCD, as a governmental entity, is not a "Landowner" pursuant to Sections 190.003(14), Florida Statutes, for purposes of this Petition and therefore consent is not required.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are Brent Howells, Rosa Romero, James Hall, Wesley Mills, Jason Short. All of the listed person are citizens of the United States and residents of the State of Florida.

5. Name. The proposed name of the District is the Sunrise Community Development District.

6. Major Water and Wastewater Facilities. **Exhibit 4** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 5** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in four (4) phases over an estimated four (4) year period from 2024 – 2028. Actual construction timetables and expenditures will likely vary, due in part to the

effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is vacant. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 6**. These proposed land uses are consistent with the City of Fort Pierce Comprehensive Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 8** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Jere L. Earlywine, Esquire
Florida Bar No.155527
Jere.Earlywine@KutakRock.com
KUTAK ROCK, LLP
107 W. College Avenue
Tallahassee, Florida 32301

11. This petition to establish the Sunrise Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the City of Fort Pierce Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in City of Fort Pierce from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Commission of the City of Fort Pierce, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

[CONTINUED ON THE FOLLOWING PAGE]

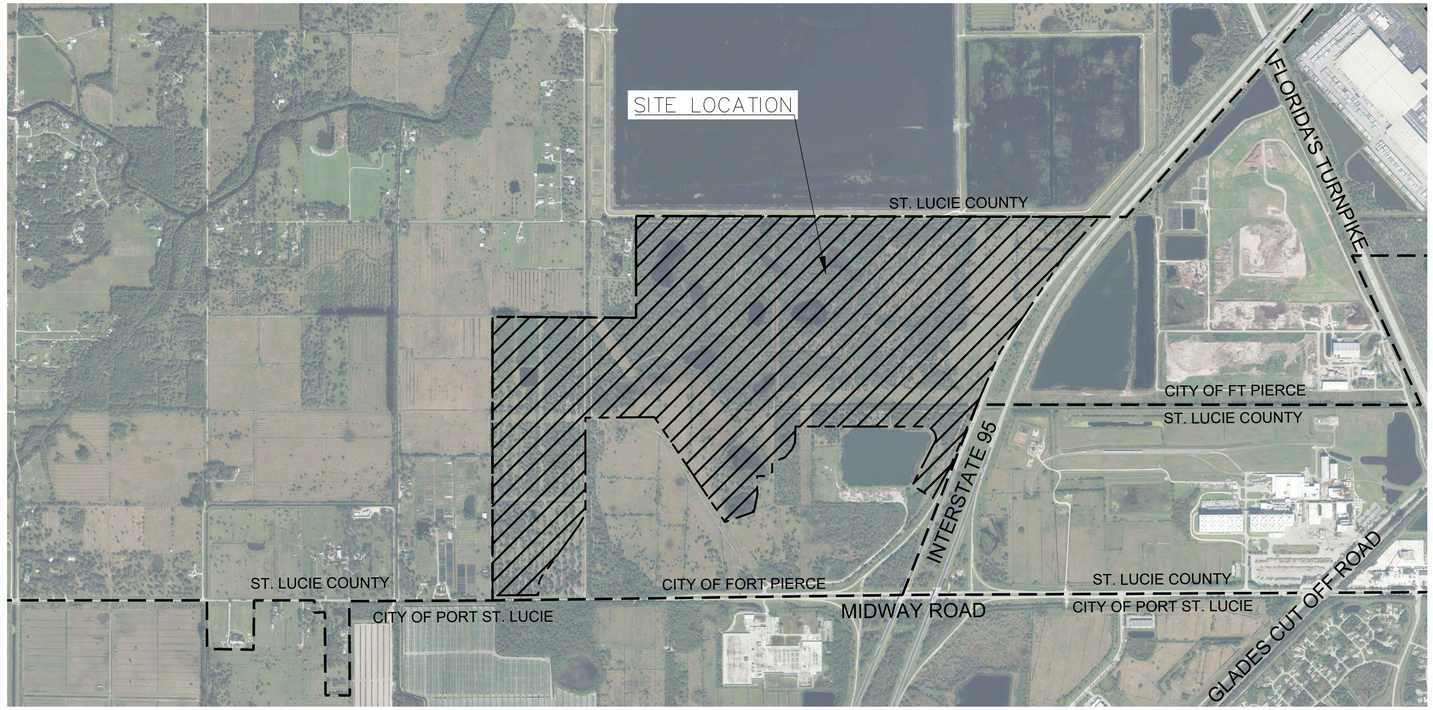
RESPECTFULLY SUBMITTED, this 8th day of January, 2024.

**KUTAK ROCK LLP**

Jere L. Earlywine, Esquire
Florida Bar No. 155527
Jere.Earlywine@KutakRock.com
(850) 528-6152 (telephone)
KUTAK ROCK LLP
107 W. College Avenue
Tallahassee, Florida 32301

Attorneys for Petitioner

# EXHIBIT 1

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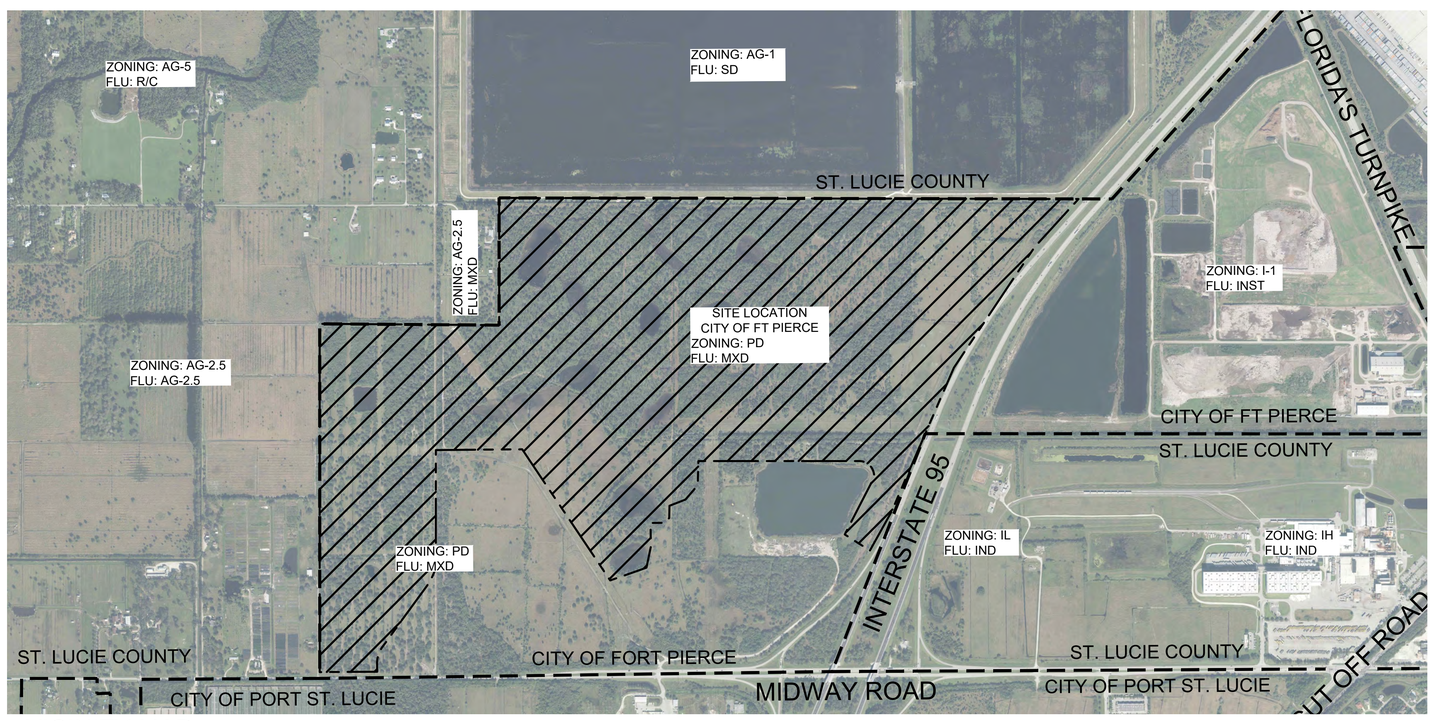
## LOCATION MAP:

1" = 1000'




N

## VICINITY MAP:

1" = 800'


Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960


| ISSUE | DATE | COMMENTS |
|---|---|---|
| | | |

SUNRISE CDD
NW CORNER OF I-95 AND MIDWAY RD
ST. LUCIE COUNTY, FL

THIS SHEET
LOCATION MAP

DRAWN BY KKR | CHECKED BY JWM | APPROVED BY JWM | SCALE: SEE SHEET

PROJ. NO. 22-2180
DATE 2023-08-30
SHEET NO.
EX-1

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Exhibits\Exhibits.dwg
DATE: 11/7/2023
TIME: 1:42 PM

# EXHIBIT 2

# 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 |

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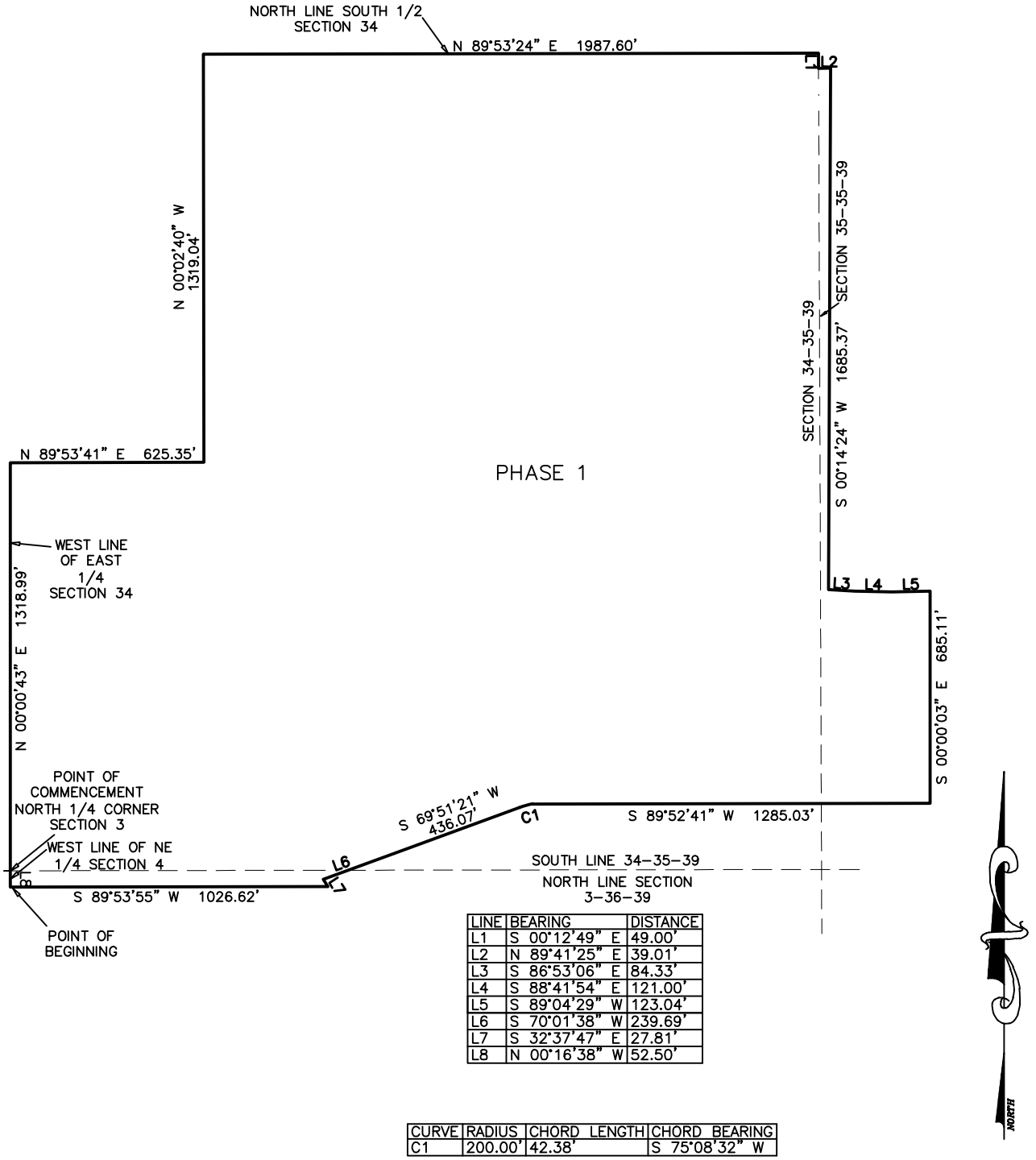
|---|---|
| JOB #: 22–0337 SKETCH–DESC PHASE 1 | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


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

GSS 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**

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

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| 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 |


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 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.
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 13:10:21 -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**

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

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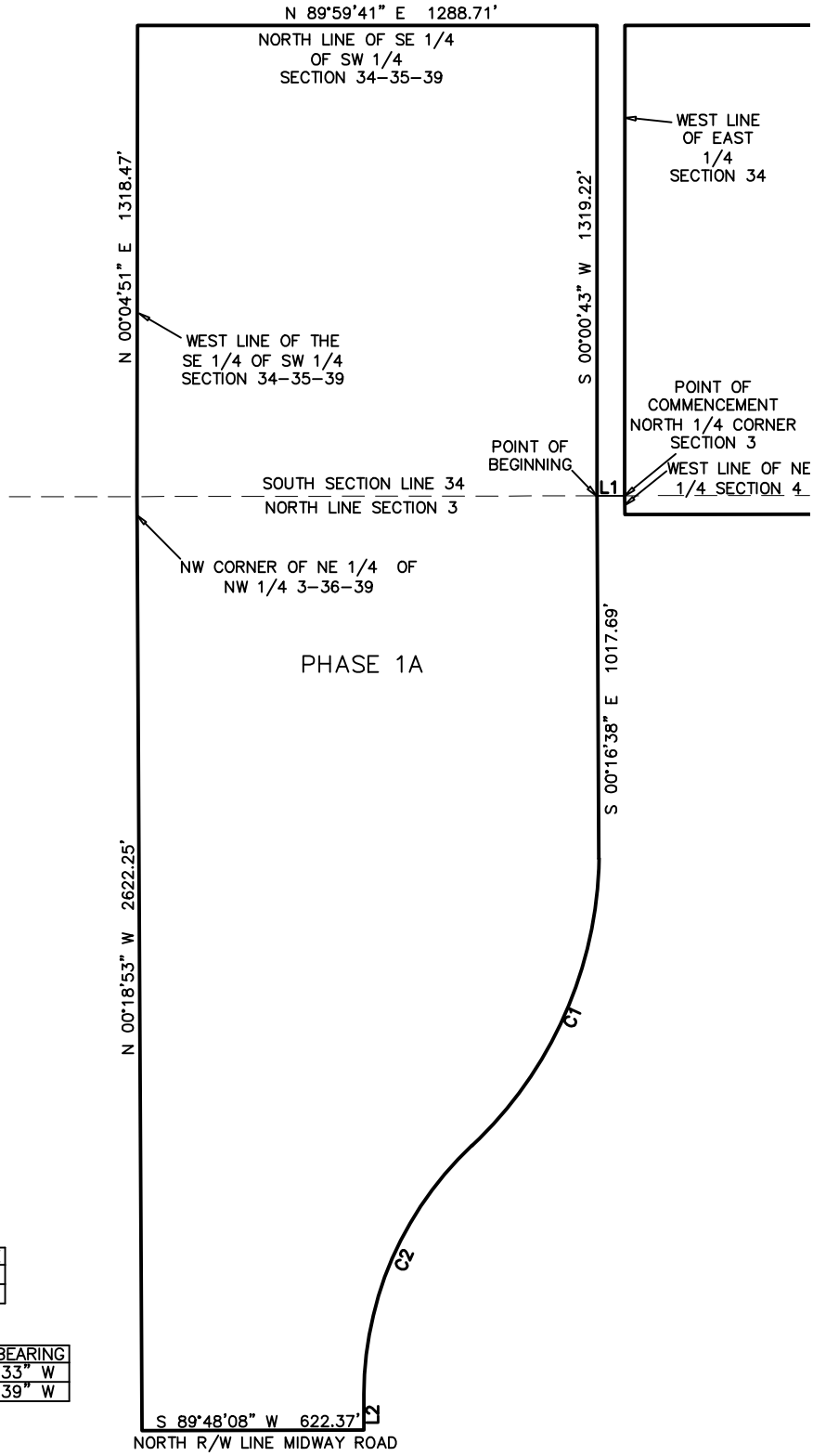
|---|---|
| JOB #: 22-0337 SKETCH-DESC PHASE 1A | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


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

GSS SURVEYING & MAPPING

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 | | | |
| DATE 10-03-2023 | | | | PREPARED FOR: CROWDER USA |

JOB #: 22-0337 SKETCH-DESC PHASE 1A
DRAWN BY: EAD
CHECKED BY: THD
FIELD BOOK: N/A
PAGE: 2 OF 2
FIELD DATE: N/A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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 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.
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 12:53:50 -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 |

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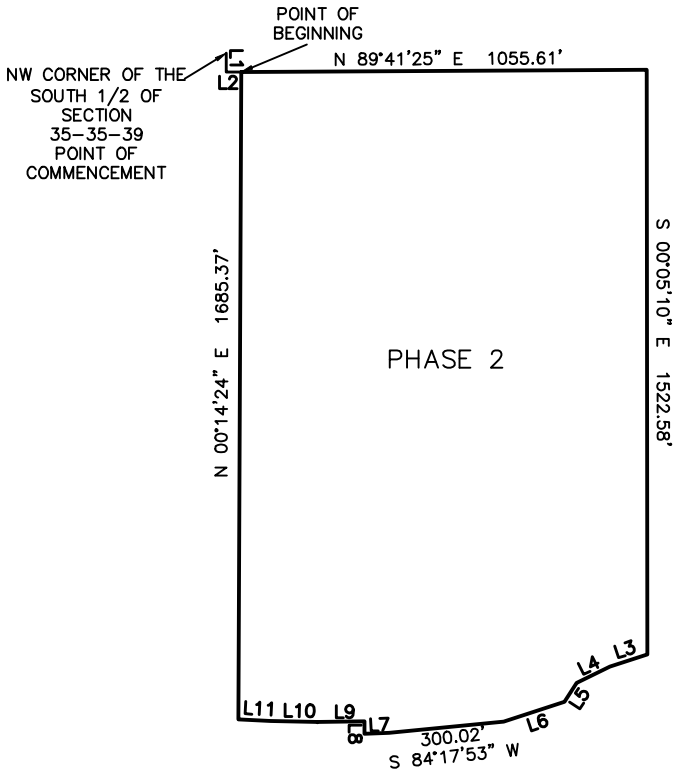
|---|
| JOB #: 22-0337 SKETCH-DESC PHASE 2 |
| DRAWN BY: EAD |
| CHECKED BY: THD |
| FIELD BOOK: N/A |
| PAGE: 1 OF 2 |
| FIELD DATE: N/A |


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 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 |

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


GSS Surveying and Mapping, LLC
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Vero Beach, FL 32960
772-696-5300

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4620 Lipscomb St NE
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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 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.

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

Terry H. Drum

Date: 2023.12.18 15:09:35 -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 |

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| JOB #: 22-0337 SKETCH-DESC PHASE 2A |
| 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
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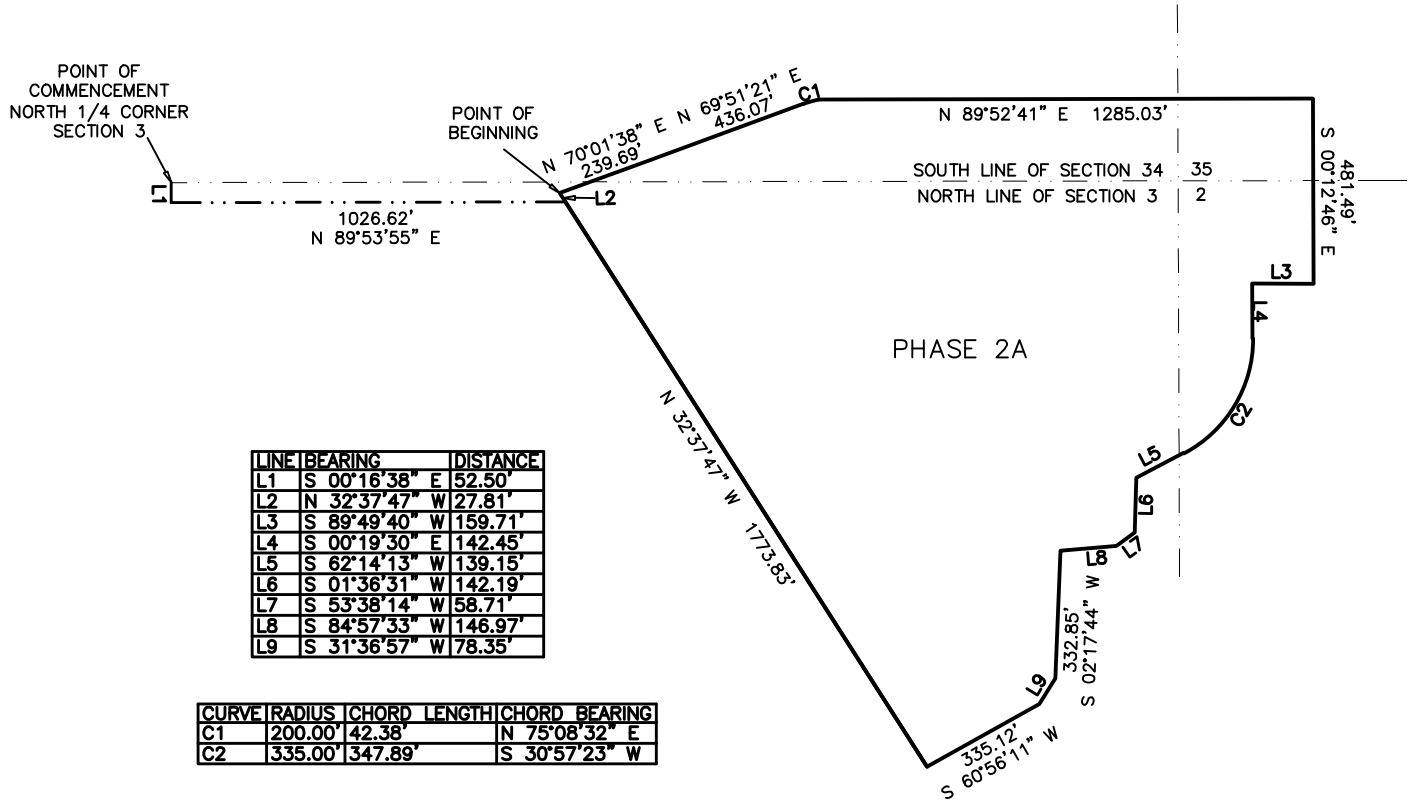
772-696-5300

GSS SURVEYING & MAPPING

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°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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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 |

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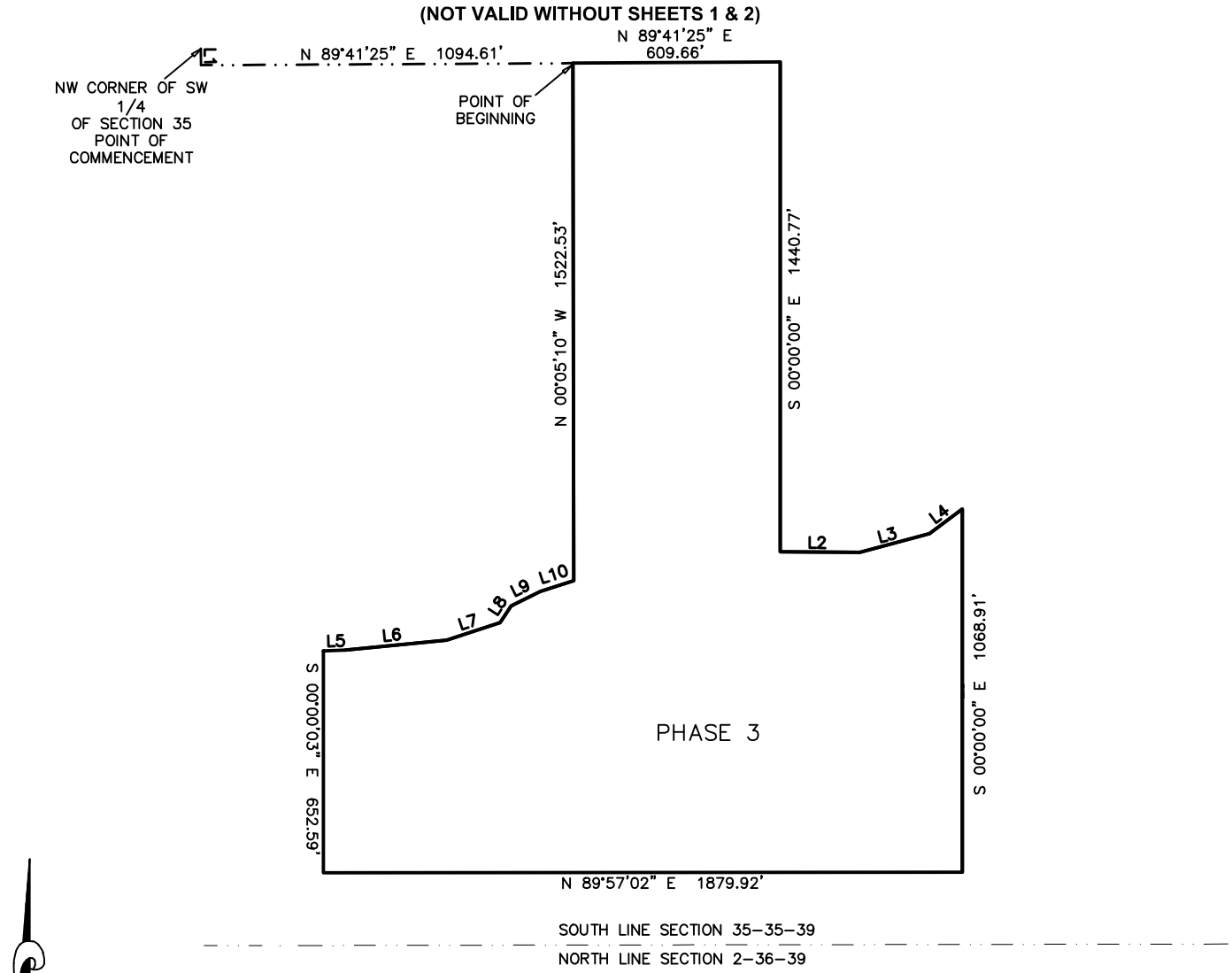
| JOB #: 22–0337 SKETCH–DESC PHASE 3 | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


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 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 |

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| JOB #: 22-0337 SKETCH-DESC PHASE 3 |
| DRAWN BY: EAD |
| CHECKED BY: THD |
| FIELD BOOK: N/A |
| PAGE: 2 OF 2 |
| FIELD DATE: N/A |


GSS Surveying and Mapping, LLC
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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 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.
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.
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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

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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 |

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|---|---|
| JOB #: 22-0337 SKETCH-DESC PHASE 4 | |
| 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
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Vero Beach, FL 32960
772-696-5300

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4620 Lipscomb St NE
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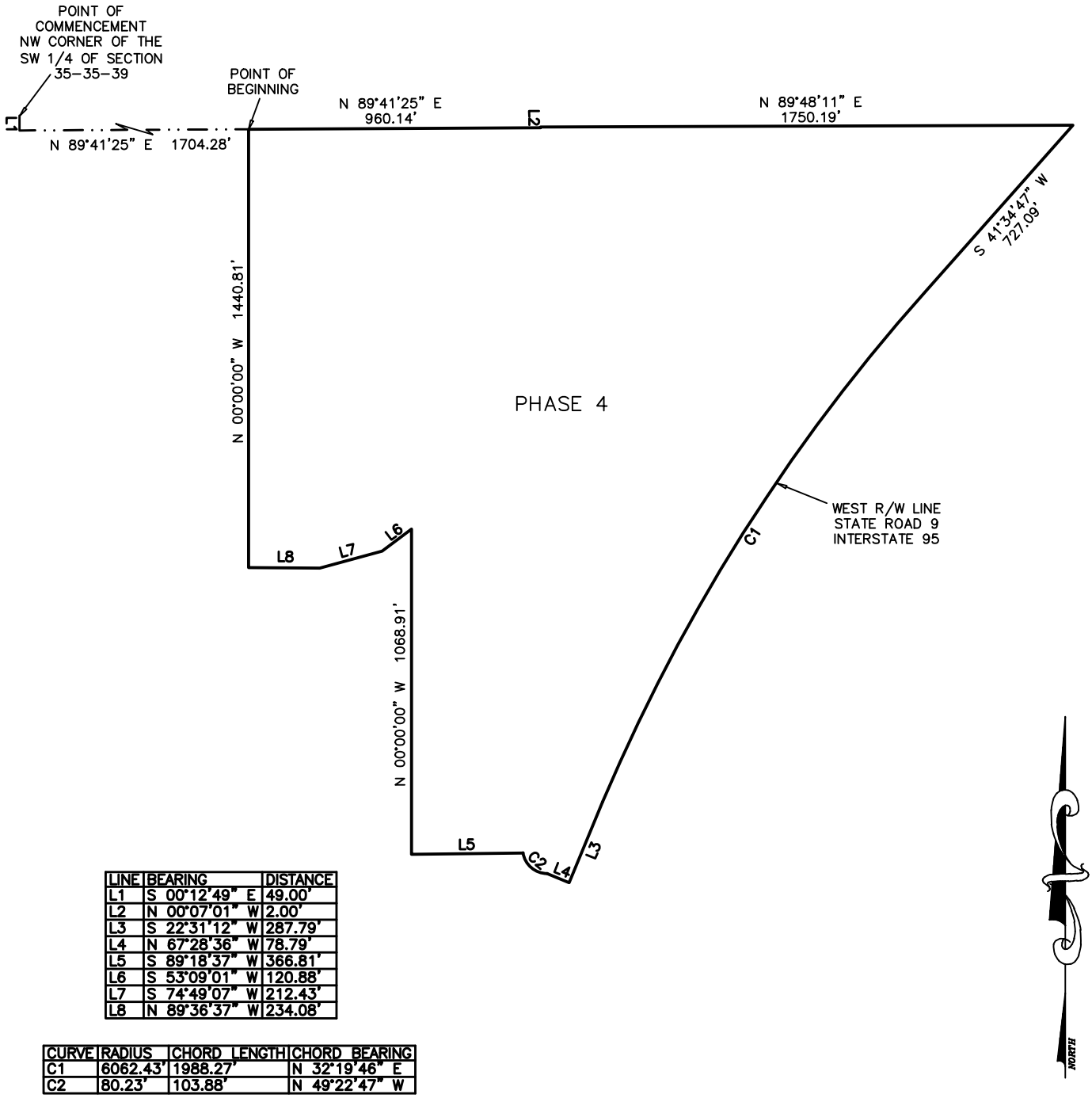
321-914-3978

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

**(NOT VALID WITHOUT SHEETS 1 & 2)**




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°12'49" 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 | | | |
| DATE 10-03-2023 | | | | PREPARED FOR: CROWDER USA |

JOB #: 22-0337 SKETCH-DESC PHASE 4
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4620 Lipscomb St NE
Suite 2
Palm Bay, FL 32905
321-914-3978

# EXHIBIT 3

This instrument was prepared by and
upon recording should be returned to:

KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301

---

**Consent and Authorization of Landowner**
**to the Establishment of a Community Development District**
**[*Proposed Sunrise Community Development District*]**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

As an owner of lands that are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District that will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District. The undersigned acknowledges that the petitioner has the right by contract for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property or portions thereof for the entirety of such three year term.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[SIGNATURE PAGE TO FOLLOW]

Consent and Joinder of Landowner
to the Establishment of a Community Development District
[*Proposed Sunrise Community Development District*]

Executed this 11th day of October, 2023.

Witnessed:

**LANDOWNER**

**WALTON ACQUISITIONS FL, LLC,** a Florida limited liability company, on behalf of itself in its capacity as a UDI Owner of the UDI Property and on behalf of all the other UDI Owners in its capacity as Agent with respects to the interests of the UDI Owners.

By: Walton International Group, Inc., a Nevada corporation
Its: Manager

BY: Dustin Potter
ITS: Authorized Signatory

Print Name: Stephanie Sandle

Print Name: Michelle Razcon

**STATE OF ARIZONA**
**COUNTY OF MARICOPA**

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11th day of October, 2023, by Dustin Potter, as Authorized Signatory of the Manager, who appeared before me this day in person.

JULIE GILLETT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026

NOTARY PUBLIC, STATE OF ARIZONA

Name: Julie Gillett
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

**Exhibit A:** Legal Description

**Exhibit A:**
Legal Description

# 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 |

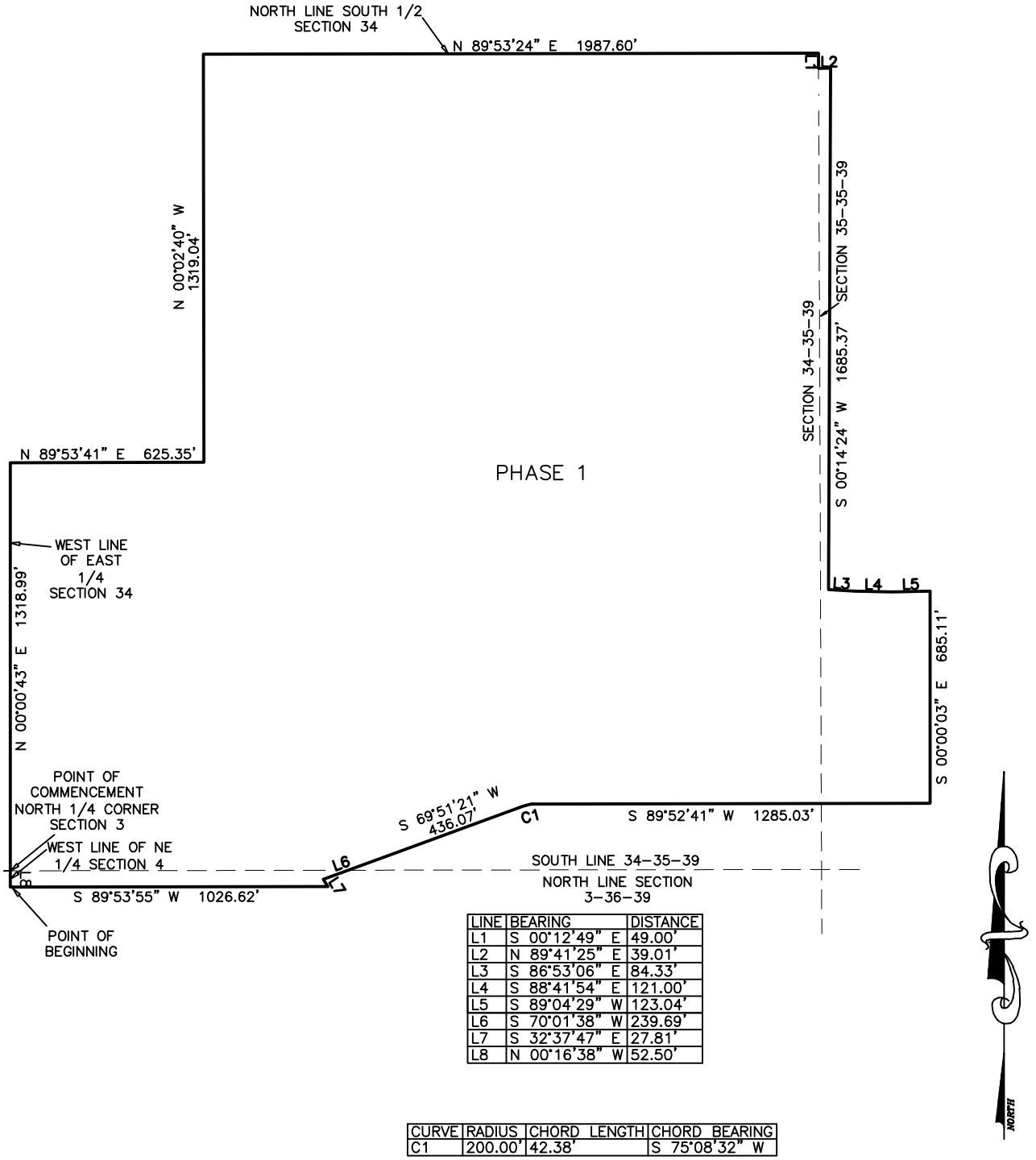
| | |
|---|---|
| JOB #: 22–0337 SKETCH–DESC PHASE 1 | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


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

GSS 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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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.
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 13:10:21 -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 & MAPPING

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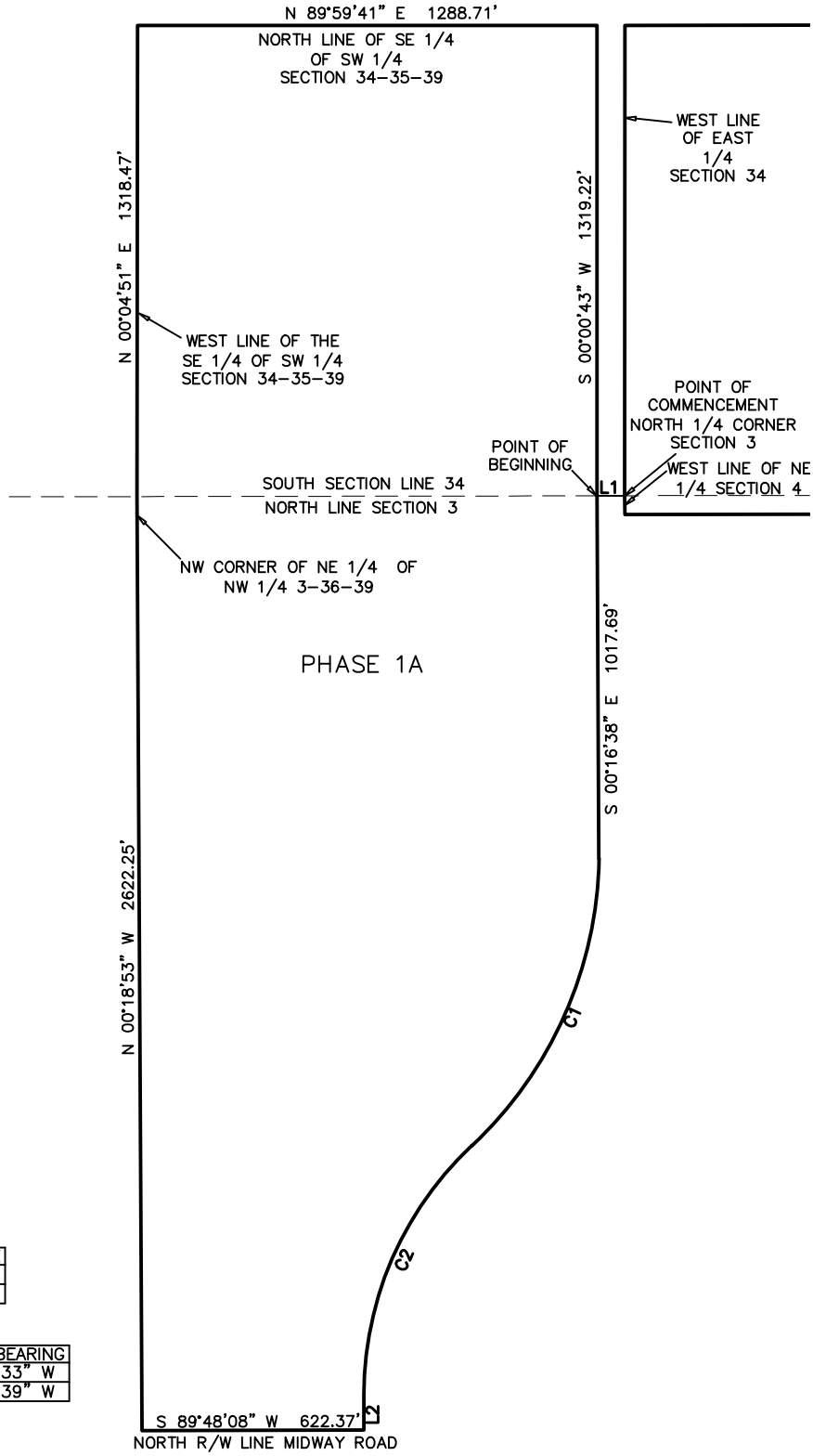
Palm Bay, FL 32905
321-914-3978

# 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 | | | |
| DATE 10-03-2023 | | | | PREPARED FOR: CROWDER USA |

JOB #: 22-0337 SKETCH-DESC PHASE 1A
DRAWN BY: EAD
CHECKED BY: THD
FIELD BOOK: N/A
PAGE: 2 OF 2
FIELD DATE: N/A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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.
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 12:53:50 -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 |

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|---|
| JOB #: 22-0337 SKETCH-DESC PHASE 2 |
| 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
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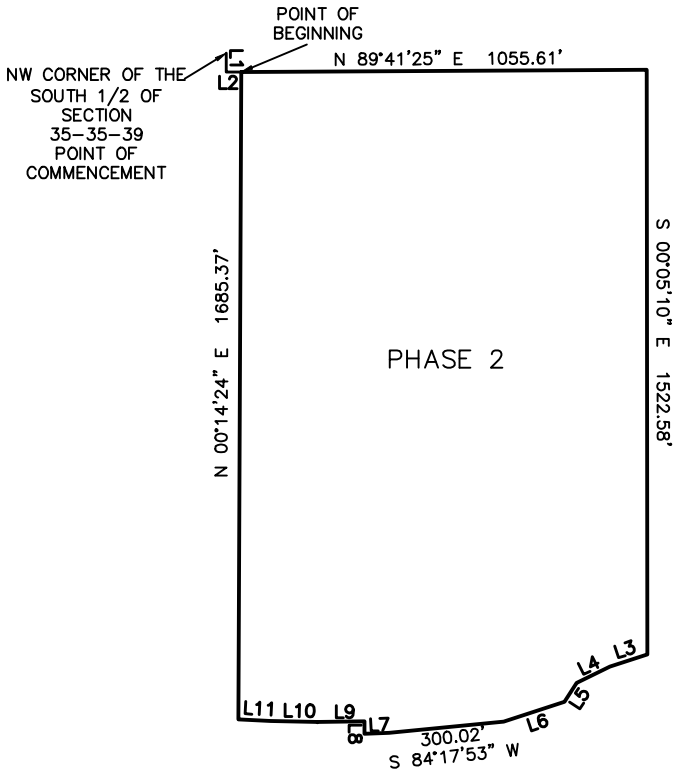
321-914-3978

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

**(NOT VALID WITHOUT SHEETS 1 & 2)**




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°12'49" 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 |

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

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

Terry H. Drum

Date: 2023.12.18 15:09:35 -05'00'

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

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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 2A |
| DRAWN BY: EAD |
| CHECKED BY: THD |
| FIELD BOOK: N/A |
| PAGE: 1 OF 2 |
| FIELD DATE: N/A |

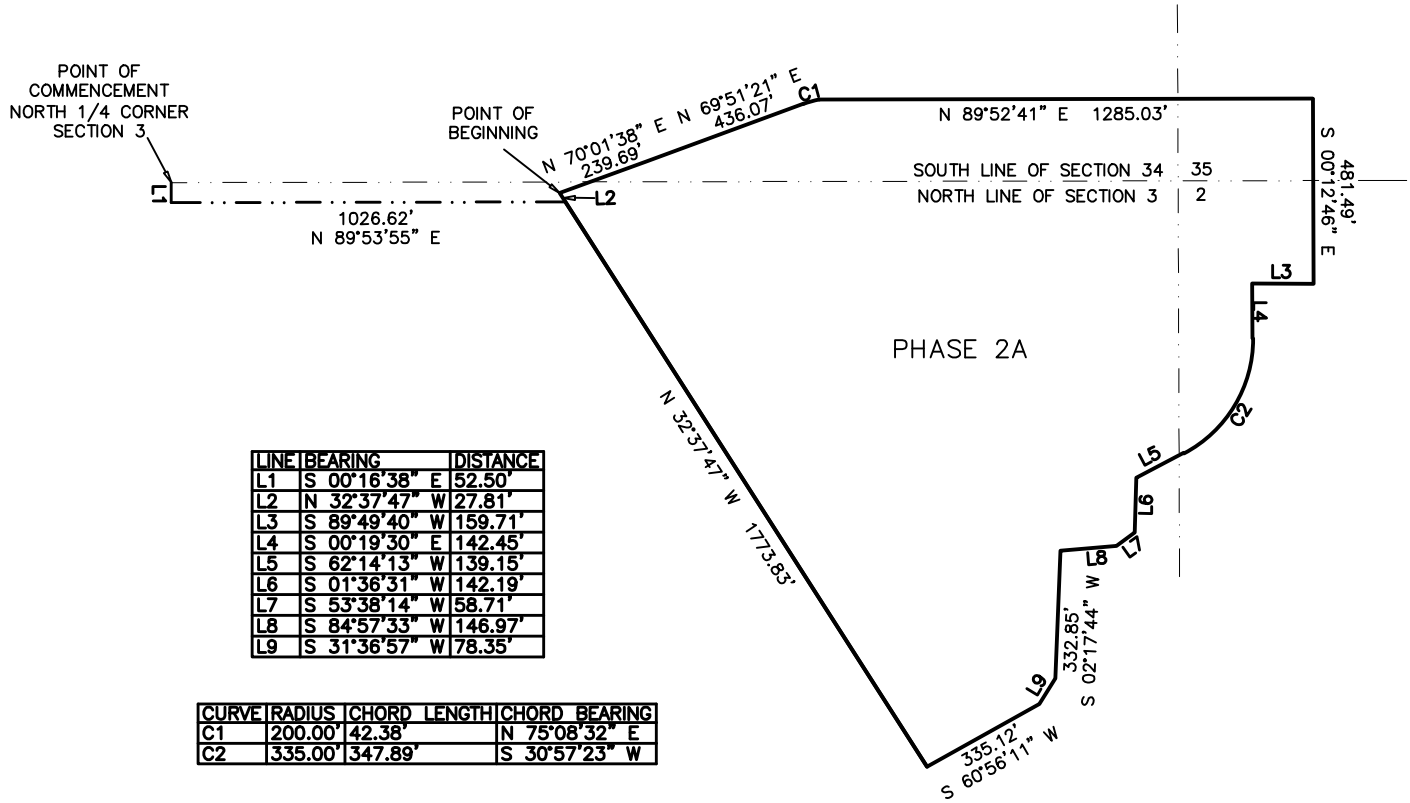

GSS Surveying and Mapping, LLC
700 22nd Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

GSS SURVEYING & MAPPING

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°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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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 |

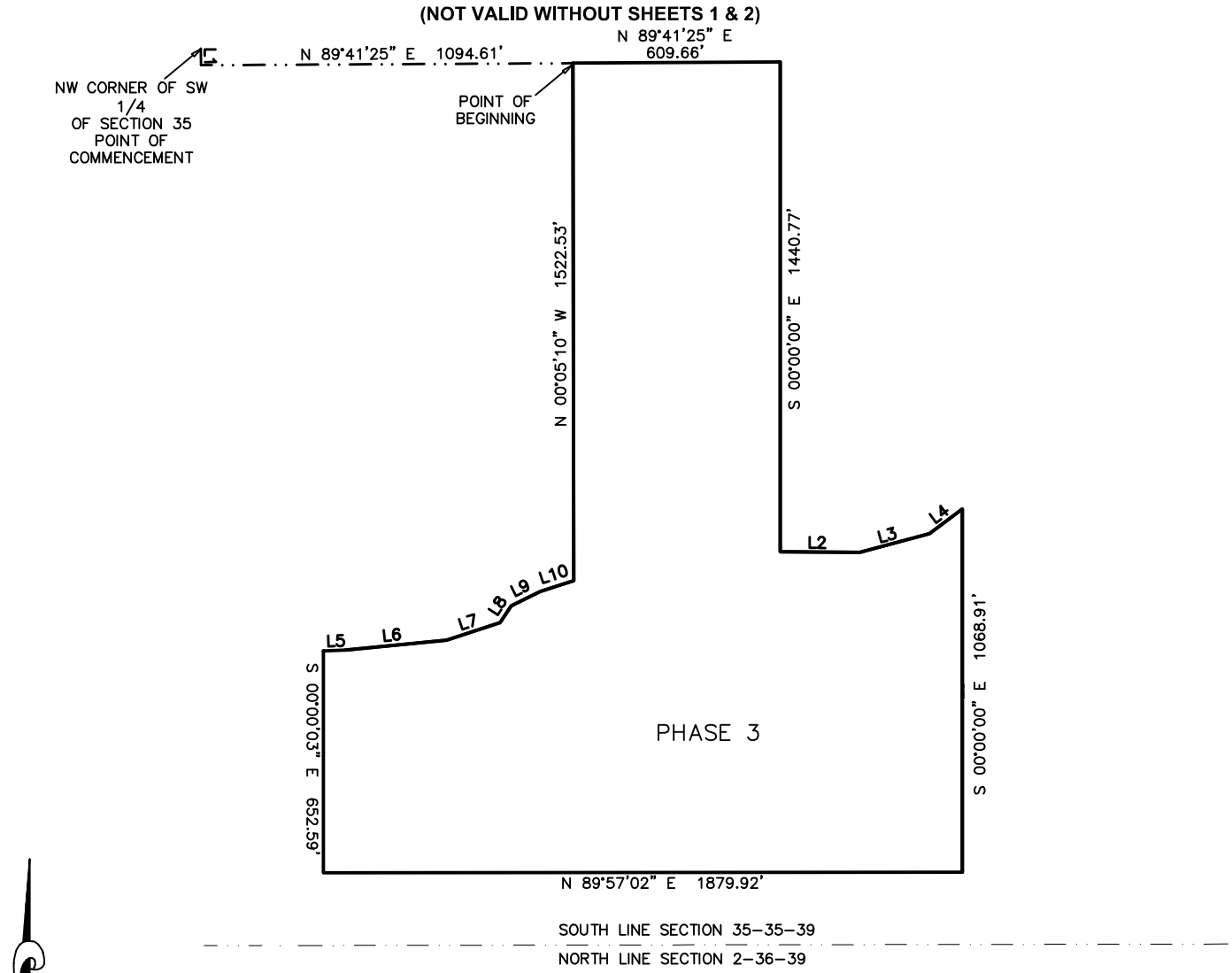
| | |
|---|---|
| JOB #: 22–0337 SKETCH–DESC PHASE 3 | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


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 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 |
| DRAWN BY: EAD |
| CHECKED BY: THD |
| FIELD BOOK: N/A |
| PAGE: 2 OF 2 |
| FIELD DATE: N/A |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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 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.
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 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 | | | |
| DATE 10-17-2023 | | | | PREPARED FOR: CROWDER USA |

| | |
|---|---|
| JOB #: 22-0337 SKETCH-DESC PHASE 4 | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


GSS Surveying and Mapping, LLC
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772-696-5300

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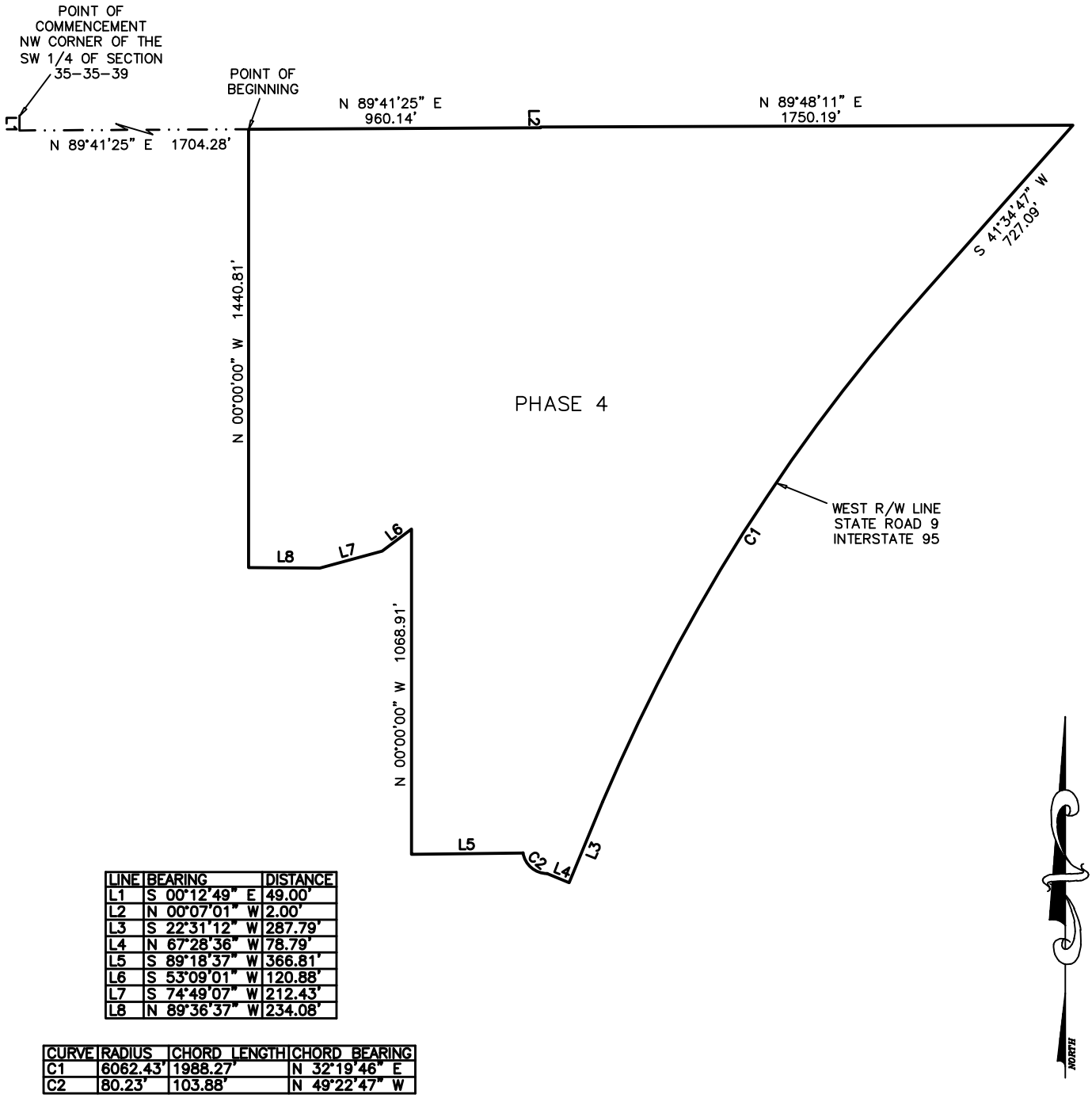
321-914-3978

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

**(NOT VALID WITHOUT SHEETS 1 & 2)**




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°12'49" 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 | | | |
| DATE 10-03-2023 | | | | PREPARED FOR: CROWDER USA |

JOB #: 22-0337 SKETCH-DESC PHASE 4
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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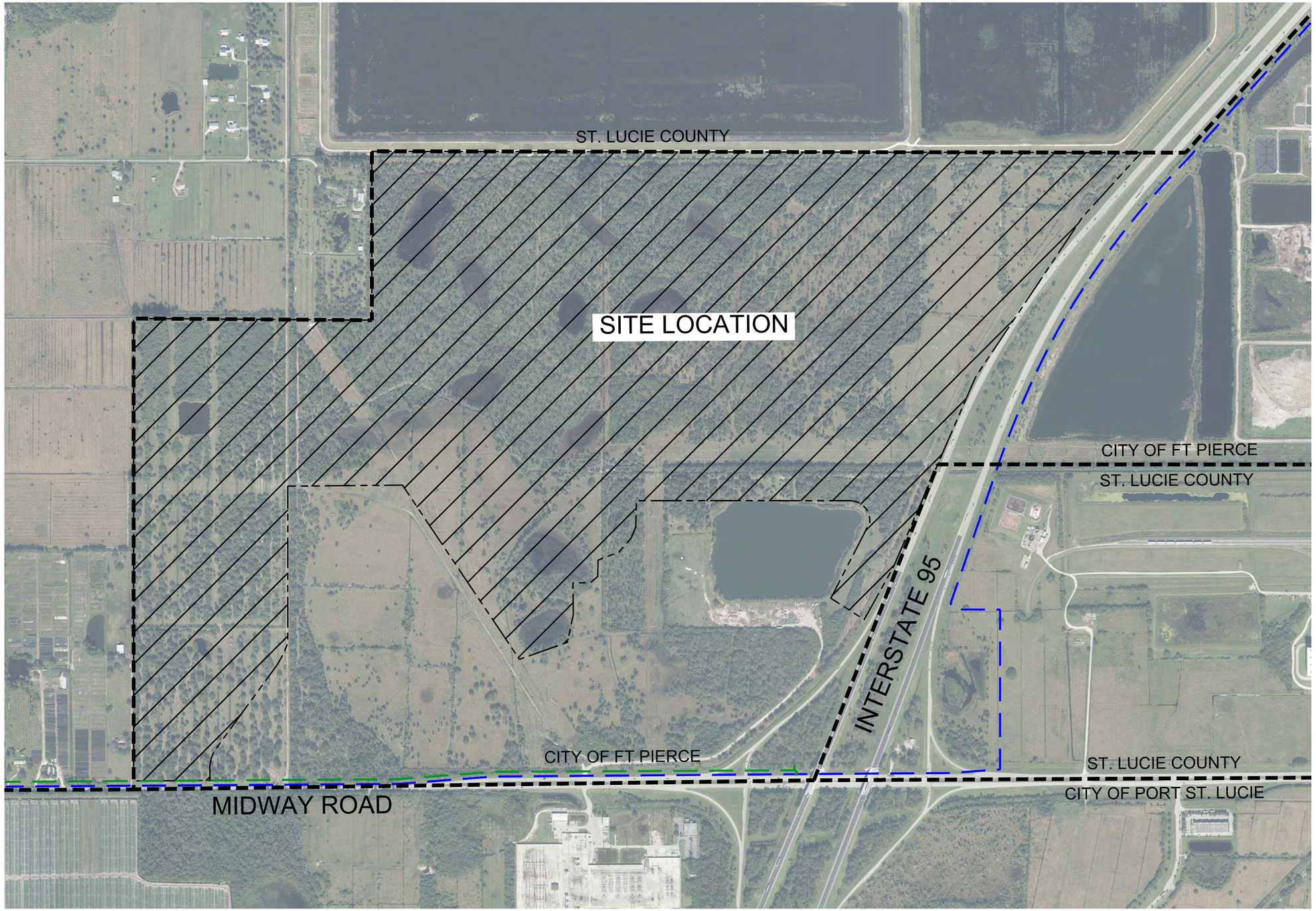
# EXHIBIT 4




N

## EXISTING UTILITIES MAP:

1" = 400'

## LEGEND:

- EXISTING 12" PVC WATER MAIN
  PER AS-BUILT PREPARED BY MASTELLAR, MOLER, REED & TAYLOR, INC. FOR DANELLA CONSTRUCTION CORPORATION
- EXISTING 8" FORCE MAIN
  LIMITED DATA AVAILABLE
- JURISDICTIONAL BOUNDARY LINES
  AS LABELED ON PLAN


Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960


| ISSUE | DATE | COMMENTS |
|---|---|---|
| | | |

SUNRISE CDD
NW CORNER OF I-95 AND MIDWAY RD
ST. LUCIE COUNTY, FL

THIS SHEET
EXISTING UTILITIES MAP

DRAWN BY KKR
CHECKED BY JWM
APPROVED BY JWM
SCALE SEE SHEET

PROJ. NO. 22-2180
DATE 2023-08-30
SHEET NO.
EX-2

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Exhibits\Exhibits.dwg
DATE: 11/7/2023
TIME: 1:43 PM

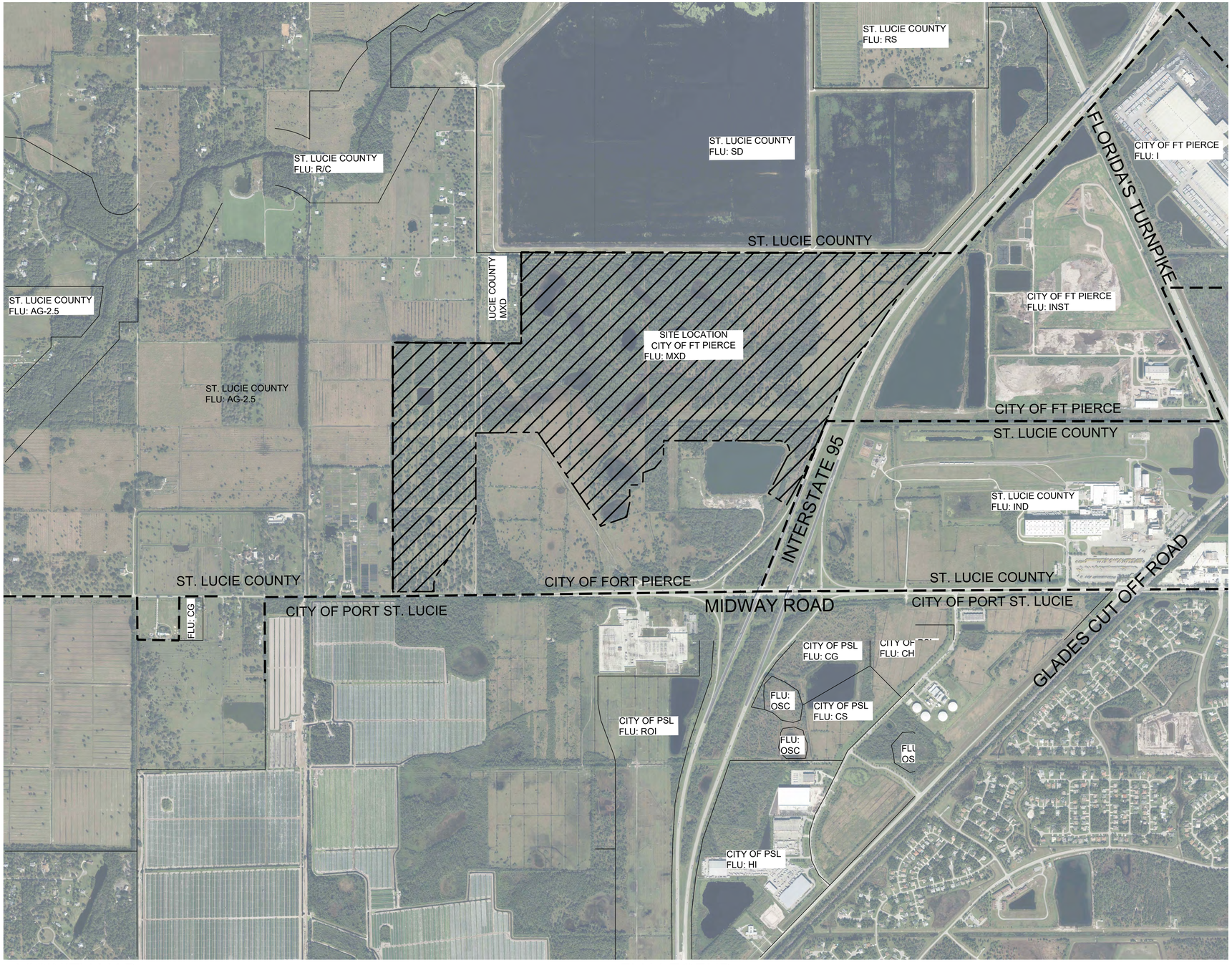
# EXHIBIT 5

# SUNRISE COMMUNITY DEVELOPMENT DISTRICT

| Proposed Facilities & Estimated Costs Chart | | | |
|---|---|---|---|
| Improvement | Estimated Cost | Financing/Construction Entity | Final Owner/ Maintenance Entity |
| Stormwater Management System | $15,077,133 | CDD | CDD |
| Roadways | $5,025,711 | CDD | CDD |
| Water & Wastewater Systems | $10,051,422 | CDD | City |
| Undergrounding of Conduit | $300,000 | CDD | CDD |
| Hardscaping, Landscape, Irrigation | $10,956,820 | CDD | CDD |
| Amenities | $2,340,000 | CDD | CDD |
| Conservation Areas | | CDD | CDD |
| Offsite Improvements | $1,000,000 | CDD | County |
| Professional Services | $2,500,000 | N/A | N/A |
| 10% Contingency | $4,725,109 | N/A | N/A |
| **Total** | ***$51,976,195*** | | |

The Developer may alternatively elect to privately finance certain of the improvements above, and have an HOA own and operate such improvements instead of the District.

# EXHIBIT 6




N

## VICINITY MAP:

1" = 800'

## FLU LEGEND:

| ST. LUCIE COUNTY | | CITY OF PORT ST. LUCIE | | CITY OF FT. PIERCE | |
|---|---|---|---|---|---|
| R/C | RESIDENTIAL/CONSERVATION, 1 DU/5 AC | CS | COMMERCIAL SERVICE | MXD | MIXED USE |
| RS | RESIDENTIAL SUBDIVISION, 2 DU/1 AC | CG | COMMERCIAL GENERAL | INST | INSTITUTIONAL |
| AG-2.5 | AGRICULTURAL, 1 DU / 2.5 AC | ROI | RES/OFFICE/INSTITUTIONAL | I | INDUSTRIAL |
| SD | SPECIAL DISTRICT | CH | COMMERCIAL HIGHWAY | | |
| MXD | MIXED USE | RL | LOW DENSITY RES | | |
| IND | INDUSTRIAL | HI | HEAVY INDUSTRIAL | | |
| P/F | PUBLIC FACILITIES | LI | LIGHT INDUSTRIAL | | |
| | | OSR | REC OPEN SPACE | | |


Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960


| ISSUE | DATE | COMMENTS |
|---|---|---|

SUNRISE CDD
NW CORNER OF I-95 AND MIDWAY RD
ST. LUCIE COUNTY, FL

THIS SHEET
FUTURE LAND USE AND ZONING MAP

DRAWN BY KKR | CHECKED BY JWM | APPROVED BY JWM | SCALE SEE SHEET

PROJ. NO. 22-2180
DATE 2023-08-30
SHEET NO.
EX-3

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\22-2180 Sunrise CDD\CADD\Exhibits\Exhibits.dwg
DATE: 11/7/2023
TIME: 1:43 PM

# EXHIBIT 7

# SUNRISE
## COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

September 12, 2023

Provided by

***Wrathell, Hunt and Associates, LLC***
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

# STATEMENT OF ESTIMATED REGULATORY COSTS

## 1.0 Introduction

### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Sunrise Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 475.61 +/- acres of land located within the City of Fort Pierce, Florida (the "City") and is projected to contain approximately 1,500 residential dwelling units, which will make up the Sunrise development. The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

> "*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant* (emphasis added)."

### 1.2 Overview of the Sunrise Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned mixed-use development currently anticipated to contain a total of approximately 1,500 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Sunrise.

### 1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:
1. Is likely to have an adverse impact on economic growth, private sector job creation or employment,

or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (City of Fort Pierce, according to the Census 2020, has a population of 47,297; therefore, it is not defined as a small City for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

**2.0 An economic analysis showing whether the ordinance directly or indirectly:**

**1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance;**

**2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance; or**

**3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.**

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and additional costs will be disclosed as available to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

**2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.**

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned mixed-use development. The development of the approximately 475.61 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,500 residential dwelling units. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or

support private sector employment, and private sector investments.

**2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.**

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the ordinance.**

The establishment of the District will not increase any regulatory costs of the State or the City by virtue that the District will be one of many already existing similar districts within the State and also as described in more detail in Section 4, the proposed District will pay a one-time filing fee to the City to offset any expenses that the City may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and

the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the City of Fort Pierce and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. City of Fort Pierce

The City and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the City. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure. However, all current property owners have consented to the establishment of the District.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.
The proposed District will serve land that comprises an approximately 516.32 +/- acre master planned

mixed-use development currently anticipated to contain a total of approximately 1,500 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 5,250 +/- and all of these residents as well as the residential and non-residential landowners within the District will be affected by the ordinance. The City, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

## 4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The City is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

### 4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City of Fort Pierce. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

City of Fort Pierce, Florida

The proposed land for the District is located within the City of Fort Pierce, Florida and consists of less than 2,500 acres. The City and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the City will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the City already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to

review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the City may incur in the processing of this petition. Finally, the City already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the City, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City, or any monitoring expenses the City may incur if it establishes a monitoring program for this District.

### 4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

## 5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $51,976,195. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

## Table 1

**SUNRISE COMMUNITY DEVELOPMENT DISTRICT**
**Proposed Facilities and Services**

| FACILITY | FUNDED BY | OWNED BY | MAINTAINED BY |
|---|---|---|---|
| Stormwater Management System | CDD | CDD | CDD |
| Roadways | CDD | CDD | CDD |
| Water & Wastewater Systems | CDD | City | City |
| Undergrounding of Conduit | CDD | CDD | CDD |
| Hardscaping, Landscape, Irrigation | CDD | CDD | CDD |
| Amenities | CDD | CDD | CDD |
| Conservation Areas | CDD | CDD | CDD |
| Offsite Improvements | CDD | County | County |

## Table 2

**SUNRISE COMMUNITY DEVELOPMENT DISTRICT**
**Estimated Costs of Construction**

| CATEGORY | COST |
|---|---|
| Stormwater Management System | $15,077,133 |
| Roadways | $5,025,711 |
| Water & Wastewater Systems | $10,051,422 |
| Undergrounding of Conduit | $300,000 |
| Hardscaping, Landscape, Irrigation | $10,956,820 |
| Amenities | $2,340,000 |
| Offsite Improvements | $1,000,000 |
| Professional Services | $2,500,000 |
| Contingency (10%) | $4,725,109 |
| ***Total Overall Cost*** | **$51,976,195** |

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, City or its dependent districts, or City management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of

services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

## 6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

The City of Fort Pierce has a population of 47,297 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" City according to Section 120.52, F.S. Nevertheless, it can be reasonably expected that the establishment of community development district for the Sunrise development will not produce any marginal effects that would be different from those that would have occurred if the Sunrise development was developed without a community development district established for it by the City.

## 7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Sunrise Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the City could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Sunrise development. First, unlike a CDD, this alternative would require the City to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Sunrise development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the City were to establish and administer a dependent Special District, then the residents and landowners of the Sunrise development would take their grievances and desires to the City Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a City-established, dependent Special District is not strictly the City's responsibility, any financial problems that a dependent Special District may have may reflect on the City. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

**8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Sunrise Community DevelopmentDistrict.

**APPENDIX A**
**LIST OF REPORTING REQUIREMENTS**

| REPORT | FL. STATUTE CITATION | DATE |
|---|---|---|
| Annual Financial Audit | 190.008/218.39 | 9 months after end of Fiscal Year |
| Annual Financial Report | 190.008/218.32 | 45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year |
| TRIM Compliance Report | 200.068 | no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes) |
| Form 1 - Statement of Financial Interest | 112.3145 | within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board) |
| Public Facilities Report | 189.08 | within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report |
| Public Meetings Schedule | 189.015 | quarterly, semiannually, or annually |
| Bond Report | 218.38 | when issued; within 120 days after delivery of bonds |
| Registered Agent | 189.014 | within 30 days after first meeting of governing board |
| Proposed Budget | 190.008 | annually by June 15 |
| Adopted Budget | 190.008 | annually by October 1 |
| Public Depositor Report | 280.17 | annually by November 30 |
| Notice of Establishment | 190.0485 | within 30 days after the effective date of an ordinance establishing the District |
| Notice of Public Financing | 190.009 | file disclosure documents in the property records of the county after financing |

# EXHIBIT 8

## AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for Petitioner, **Sunrise Residential, LLC,** with regard to any and all matters pertaining to the Petition to the City Commission of the City of Fort Pierce, Florida, to Establish the Sunrise Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1*), Florida Statutes*. This authorization shall remain in effect until revoked in writing.

**Witnessed:**

Print Name: Stephanie Pitts

Print Name: Javier Medina

**SUNRISE RESIDENTIAL, LLC**
**PETITIONER**

By: Brent Howells

Its: Managing Member

**STATE OF** Florida
**COUNTY OF** Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of October, 2023, by Brent Howells, as Managing Member of Sunrise Residential, on its behalf. He [___] is personally known to me or [X] produced Florida drivers license as identification.

**STEPHANIE PITTS**
**Notary Public**
**State of Florida**
**Comm# HH321471**
**Expires 10/12/2026**

Notary Public, State of Florida

# EXHIBIT 2

# 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 |

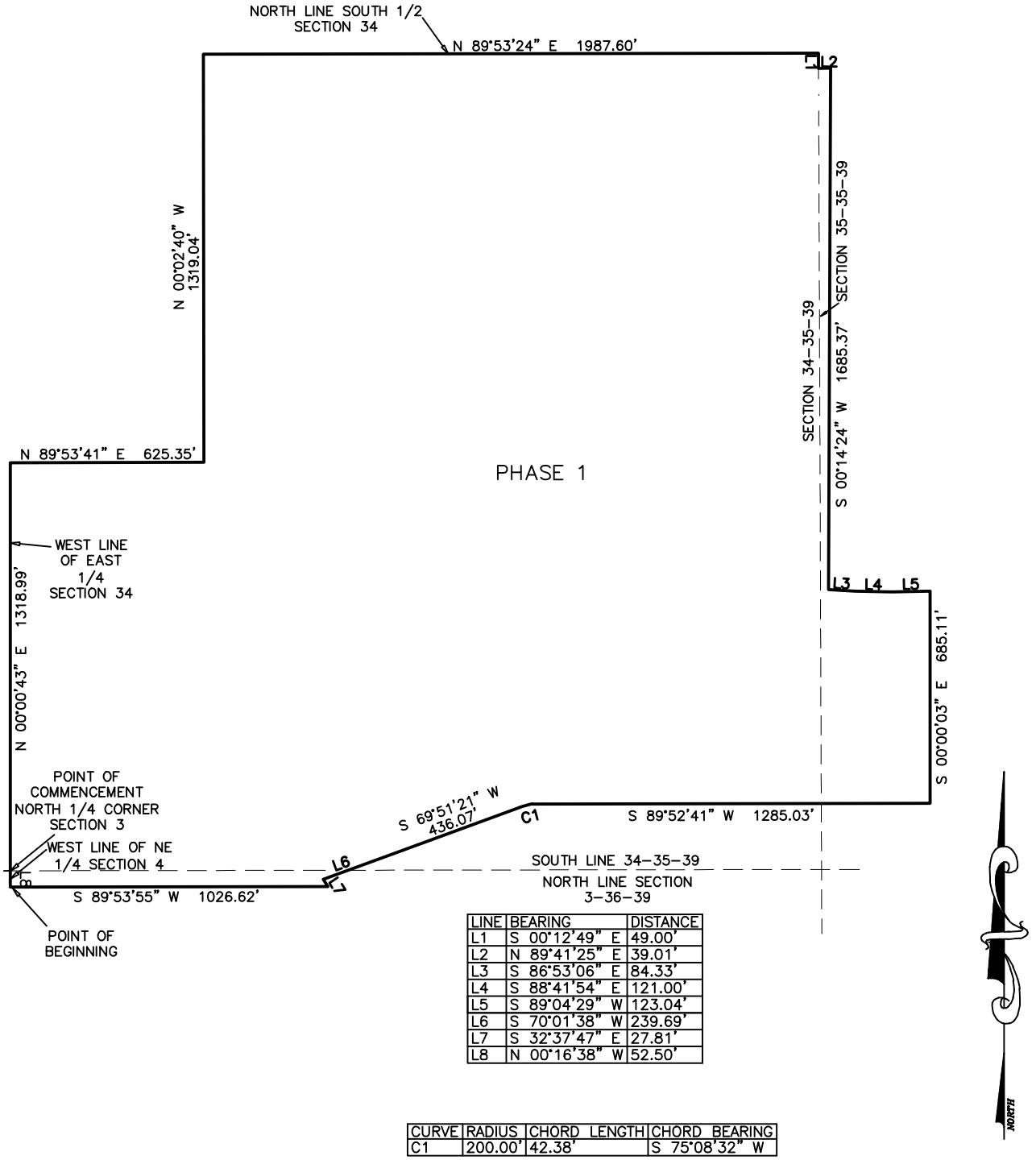
| | |
|---|---|
| JOB #: 22–0337 SKETCH–DESC PHASE 1 | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


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

GSS 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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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.
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 13:10:21 -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
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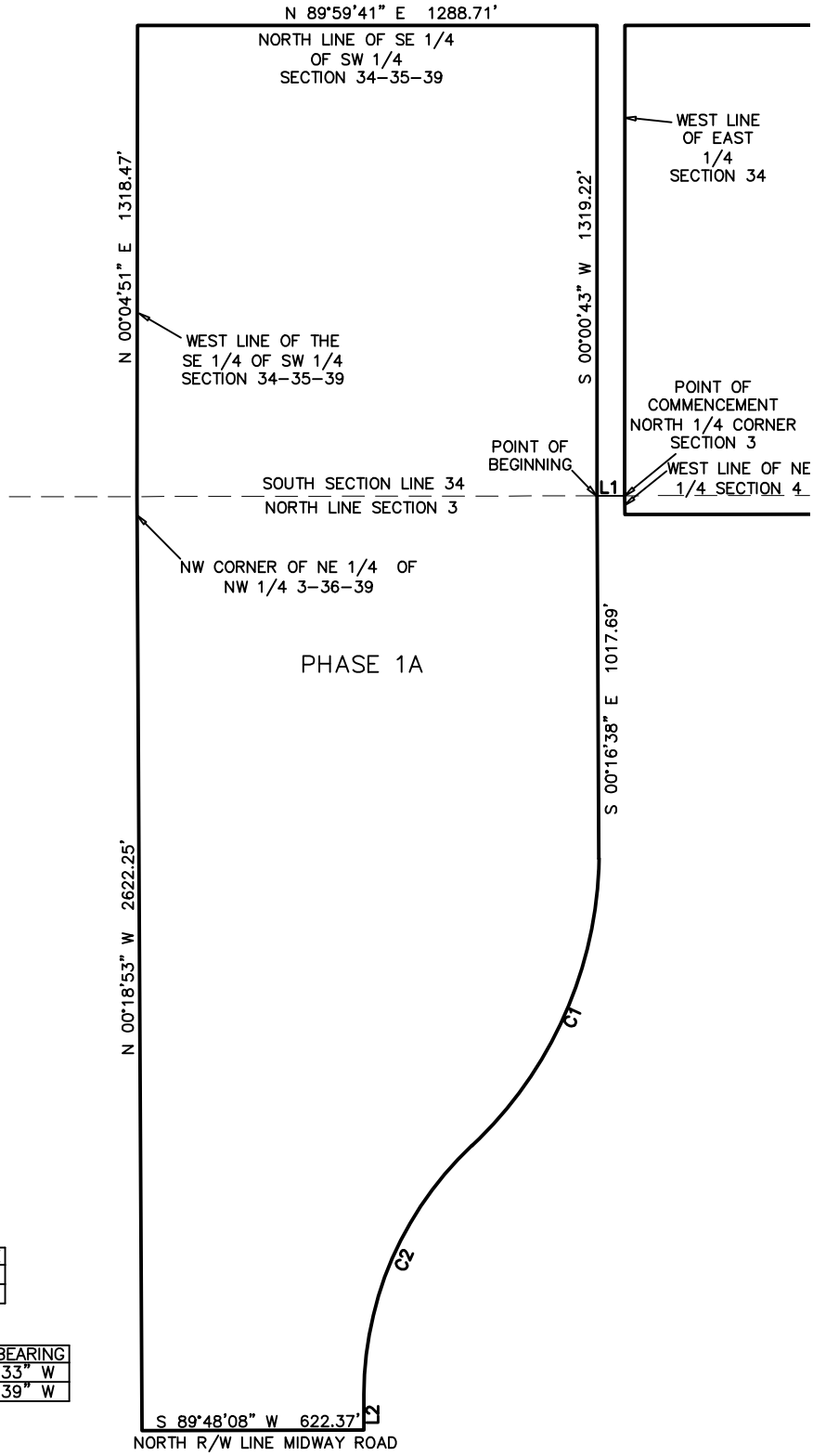
772-696-5300

GSS SURVEYING & MAPPING

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 | | | |
| DATE 10-03-2023 | | | | PREPARED FOR: CROWDER USA |

JOB #: 22-0337 SKETCH-DESC PHASE 1A
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
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Vero Beach, FL 32960
772-696-5300

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4620 Lipscomb St NE
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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.
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 12:53:50 -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**

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

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


GSS Surveying and Mapping, LLC
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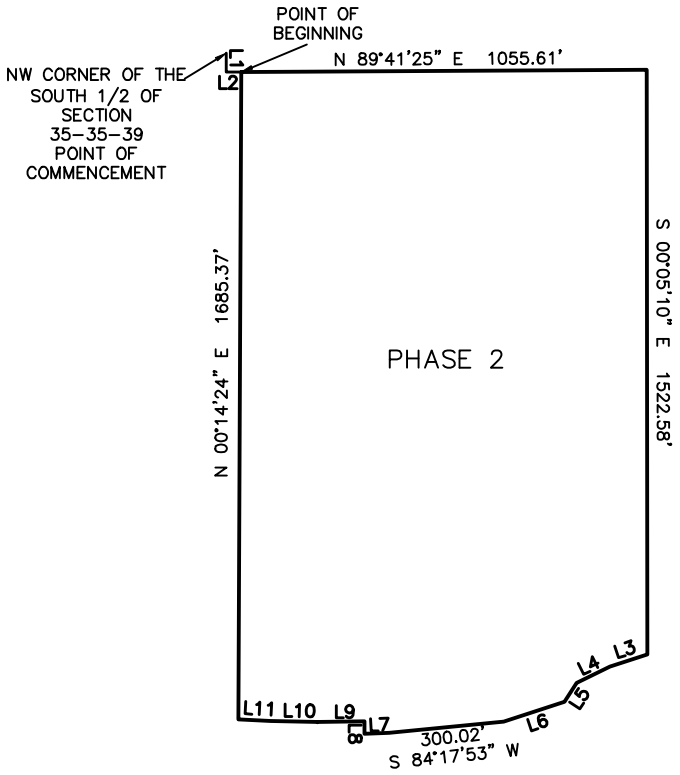
321-914-3978

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

**(NOT VALID WITHOUT SHEETS 1 & 2)**




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°12'49" 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 |

JOB #: 22-0337 SKETCH-DESC PHASE 2
DRAWN BY: EAD
CHECKED BY: THD
FIELD BOOK: N/A
PAGE: 2 OF 2
FIELD DATE: N/A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700 22nd Place
Suite 2A
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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 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.

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

Terry H. Drum

Date: 2023.12.18 15:09:35 -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 |

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


GSS Surveying and Mapping, LLC
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GSS SURVEYING & MAPPING

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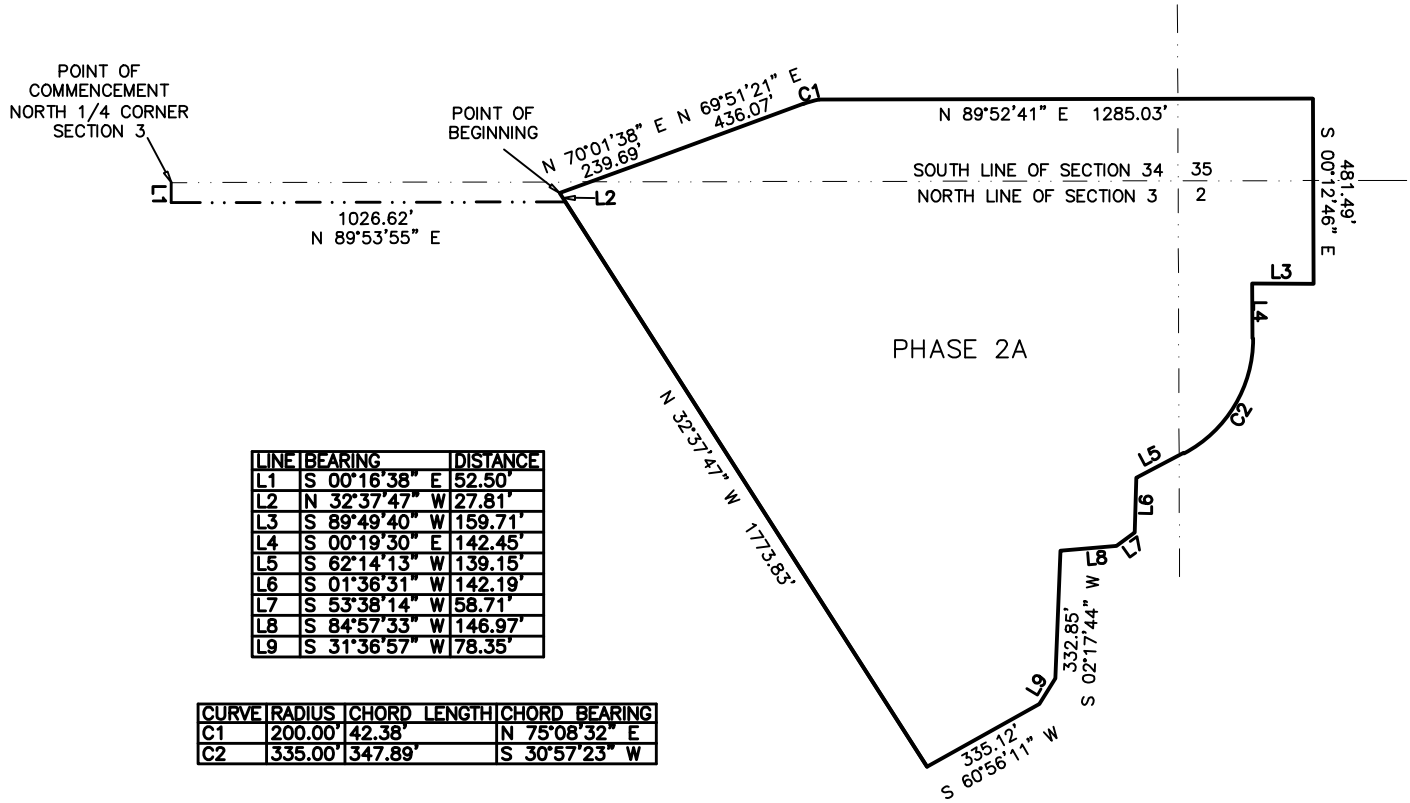
Palm Bay, FL 32905
321-914-3978

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

**(NOT VALID WITHOUT SHEETS 1 & 2)**




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°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
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FIELD BOOK: N/A
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# 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.
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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

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**THIS IS NOT A BOUNDARY SURVEY**

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| 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 | |
| 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
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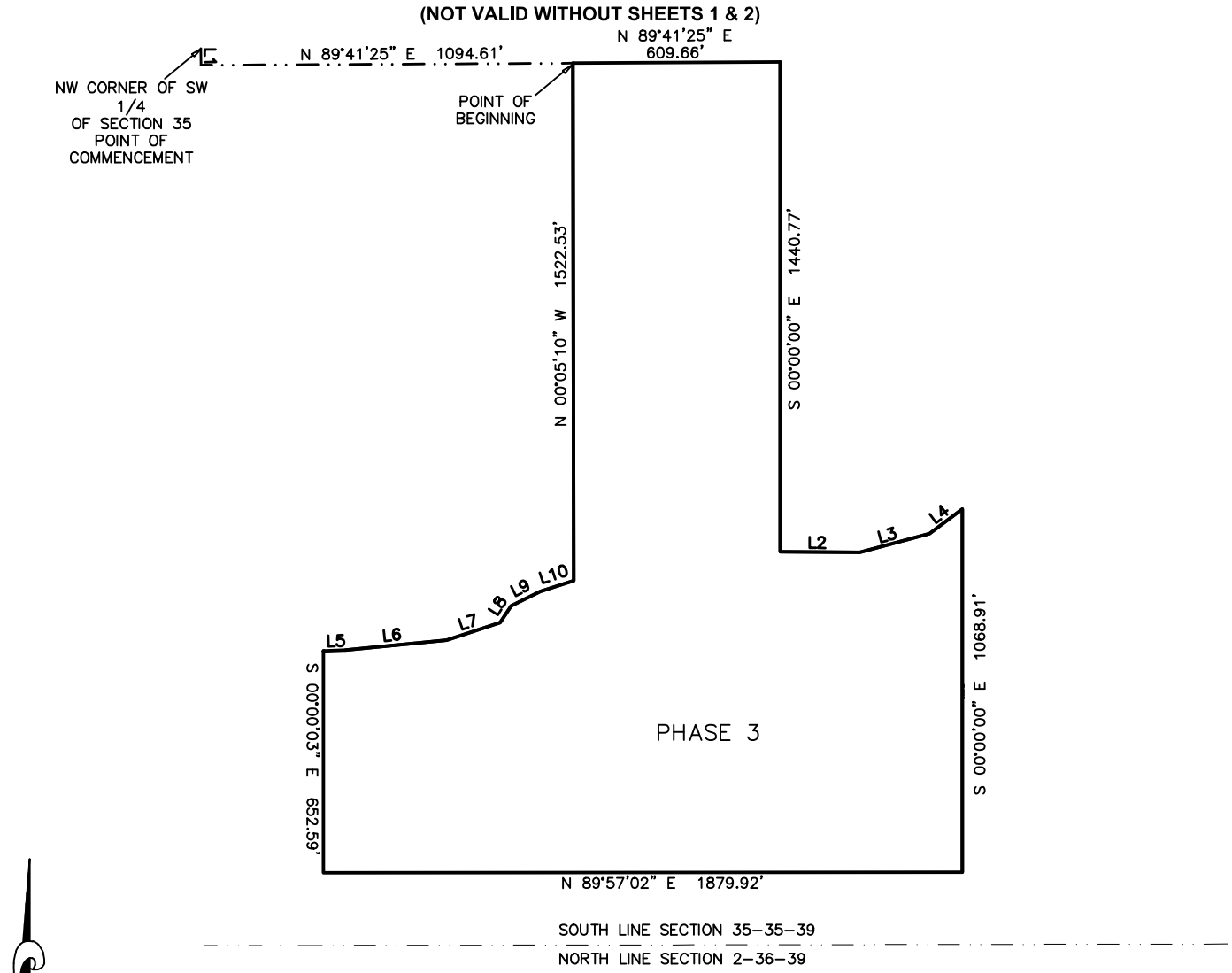
## MIDWAY ROAD FT. PIERCE, FL 34981

**(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 |

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| JOB #: 22-0337 SKETCH-DESC PHASE 3 |
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## 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.
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 13:03:54 -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 | | | |
| DATE 10-17-2023 | | | | PREPARED FOR: CROWDER USA |

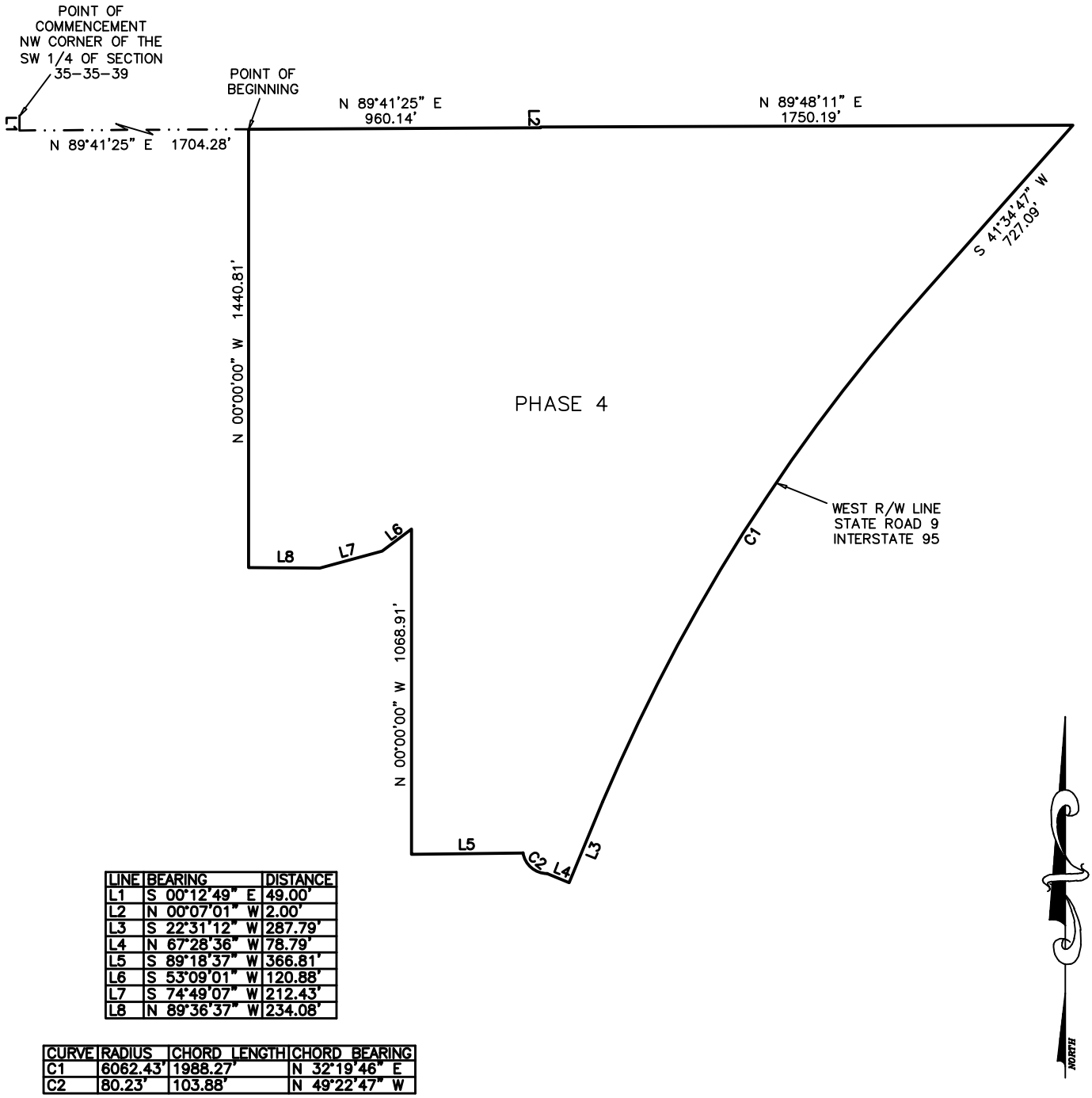
| | |
|---|---|
| JOB #: 22-0337 SKETCH-DESC PHASE 4 | |
| DRAWN BY: EAD | |
| CHECKED BY: THD | |
| FIELD BOOK: N/A | |
| PAGE: 1 OF 2 | |
| FIELD DATE: N/A | |


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 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 | | | |
| DATE 10-03-2023 | | | | PREPARED FOR: CROWDER USA |

JOB #: 22-0337 SKETCH-DESC PHASE 4
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SITE LOCATION
ST. LUCIE COUNTY
INTERSTATE 95
CITY OF FORT PIERCE
MIDWAY ROAD
CITY OF PORT ST. LUCIE

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

## AFFIDAVIT OF PUBLICATION

City Of Ft Pierce Legals Accounts P
Accounts Payable Dept
City Of Fort Pierce Legals
Po Box 1480
Fort Pierce FL 34954-1480

STATE OF WISCONSIN, COUNTY OF BROWN

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03/08/2024, 03/15/2024, 03/22/2024, 03/29/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/29/2024

Legal Clerk

Amy Kokott
Notary, State of WI, County of Brown

6/30/2025
My commission expires

| | | |
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AMY KOKOTT
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State of Wisconsin

# NOTICE OF PUBLIC HEARING FORT PIERCE CITY COMMISSION ORDINANCE ESTABLISHING SUNRISE COMMUNITY DEVELOPMENT DISTRICT

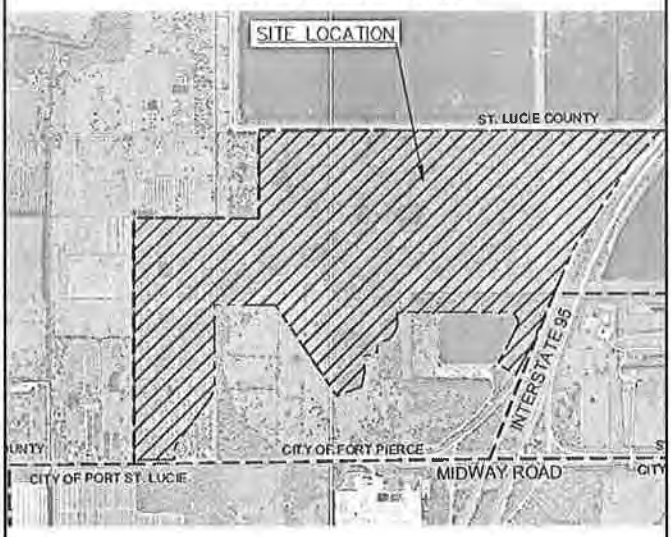
The City Commission of the City of Fort Pierce will hold public hearings on Monday, April 1, 2024 and Monday, April 15, 2024 on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. Hwy 1, Fort Pierce, Florida, at their meetings which begin at 5:05 p.m. to consider review and approval of the following:

ORDINANCE 24-003 - AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ESTABLISHING THE SUNRISE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE NAME, POWERS, AND DUTIES; PROVIDING FOR DESCRIPTION AND BOUNDARIES; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING NOTICE OF REQUIREMENTS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

The ordinance will create the Sunrise Community Development District (CDD). The proposed CDD is generally located north of W. Midway Road and west of Interstate 95, and contains approximately 475.61+/- acres, as shown on the map below.

The proposed CDD is designed to provide a financing mechanism, as well as a long-term operation and maintenance entity, for community infrastructure and services, including but not limited to, the funding and construction of parks and facilities for indoor and outdoor recreational, cultural and educational uses, and security for the site, including but not limited to guardhouses, fences, gates, etc. as authorized and described by Section 190.012(2), Florida Statutes.

**Display Map of Subject Property**




All interested parties may appear at the meetings and be heard with respect to the ordinance. All interested parties may provide written comments to be considered at the meetings with respect to the ordinance to the City Clerk at lcox@cityoffortpiere.com. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Hwy 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 03.08, 03.15, 03.22 and 03.29.2024

TR-38852809