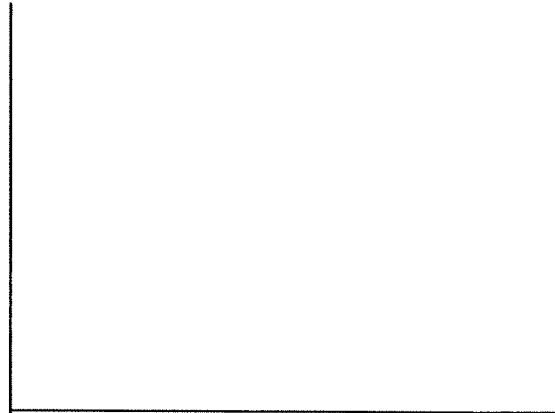


This instrument was prepared under the direction of:
City of Port St. Lucie City Attorney's Office
Prepared by and return to:
CITY OF PORT ST. LUCIE
Public Works Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984



(Space above this line reserved for recording office use only)

TEMPORARY BLANKET FLOWAGE EASEMENT
[Becker Road – Riverland/Kennedy DRI]

THIS EASEMENT, granted this 21st day of December, 2023, by **RIVERLAND/KENNEDY II, LLC, a Florida limited liability company**, whose mailing address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323, as "Grantor," to the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, as "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a temporary easement for surface water drainage from the Becker Road right of way, on the following property located in St. Lucie County, Florida, to wit (the "Easement Area"):

See attached **Exhibit "A"**, sketch and legal description of Easement Area which is incorporated herein by reference. Subject to easements, restrictions, and reservations of record.

Grantor shall maintain the Easement Area at its sole cost and expense. In the event Grantor fails to maintain the Easement Area as required by applicable law, after thirty (30) days' written notice to Grantor, or such shorter period of time as necessary in the event of an emergency, Grantee shall have the right to maintain the Easement Area. This easement, or portions thereof, shall automatically terminate upon recording or dedication of permanent flowage easement(s), providing surface water drainage from Becker Road in favor of the City. A permanent easement must be in a form that Grantee has accepted and approved, and such approval shall not be unreasonably delayed or withheld. Upon request by Grantor, Grantee shall record a termination or partial termination, as applicable, of this easement in the Public Records of St. Lucie County.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. Grantor and Grantee are used for singular or plural, as the context requires. The easement granted herein shall constitute easements running with the land and shall

burden the land described above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

WITNESSES:

Clayton Ratiiff

Clayton Ratiiff
(Print Name)

Kandida Rinker Jollay

Kandida Rinker Jollay
(Print Name)

RIVERLAND/KENNEDY II, LLC, a
Florida limited liability company

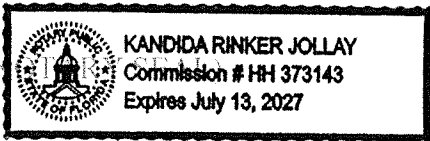
By: *Alan J. Fant*, V.P.

Name: Alan J. Fant

Title: Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2023, by Alan J. Fant, as Vice President of **Riverland/Kennedy II, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or has produced _____ as identification.

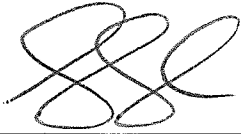


Kandida Rinker Jollay
Notary public
Printed Name: Kandida Rinker Jollay
My commission expires: 7.13.27
Commission No.: HH 373143

*** SIGNATURES CONTINUE ON FOLLOWING PAGE ***

Witnesses:

CITY OF PORT ST. LUCIE
a Florida municipal corporation




Printed Name: Shalonda COX

By: 

Printed Name: Jesus Merejo

Title: City Manager


Printed Name: Salome Angrand

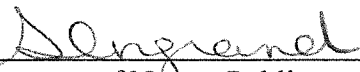
STATE OF FLORIDA)
) ss
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 21 day of December 2023, by Jesus Merejo as City Manager of the City of Port St. Lucie, and on behalf of the City of Port St. Lucie, who is [X] personally known to me, or who has [] produced the following identification _____.



SALOME ANGRAND
Commission # HH 372649
Expires March 13, 2027

NOTARY SEAL/STAMP


Signature of Notary Public

Name: Salome Angrand

Notary Public, State of Florida
My Commission expires 3/13/2027

Exhibit "A"
Sketch & Legal Description of Easement Area

[See attached eight (8) pages]



SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY, NORTHEAST CORNER OF E/W #5 RIGHT-OF-WAY, 150 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 477, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;
 THENCE, ALONG THE NORTH LINE OF SAID EW #5 RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES, SOUTH 45°05'12" WEST, A DISTANCE OF 49.49 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2932.63 FEET; THENCE, NORTH 89°54'31" WEST, A DISTANCE OF 2230.13 FEET; THENCE, ALONG THE EAST LINE OF N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 497, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) COURSES, NORTH 45°11'21" WEST, A DISTANCE OF 49.27 FEET; THENCE NORTH 00°28'12" WEST, A DISTANCE OF 195.34 FEET; THENCE SOUTH 89°54'39" EAST, A DISTANCE OF 2902.10 FEET; THENCE SOUTH 00°28'13" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 89°55'11" EAST, A DISTANCE OF 2331.66 FEET; THENCE SOUTH 00°05'34" WEST, ALONG THE WEST LINE OF N/S C RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS, A DISTANCE OF 101.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.576 ACRES, MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, NAD 83, 1990 ADJUSTMENT, THE EASTERLY, NORTH LINE OF SAID E/W #5 RIGHT-OF-WAY HAVING A BEARING OF NORTH 89°55'11" WEST WITH ALL OTHER LINES BEING RELATIVE THERETO.

LEGEND

- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT, OF A FLORIDA SURVEYOR AND MAPPER.

Digitally signed by Perry White
 DN: c=US, st=Florida, l=Lake Worth,
 o=Sand & Hills Surveying, Inc., cn=Perry
 White, email=white@sand-hills.com
 Date: 2023.08.22 12:49:42 -04'00'

Perry White

PERRY C. WHITE
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4213

DATE:
 3/14/23

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION

BECKER ROAD
 E/W #5 R/W
 DRAINAGE EASEMENT

SCALE:

SHEET 1 OF 5

REVIEWED: PW

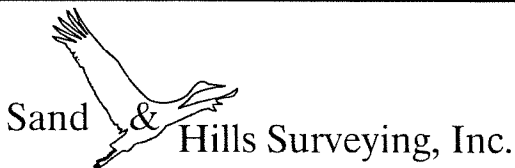
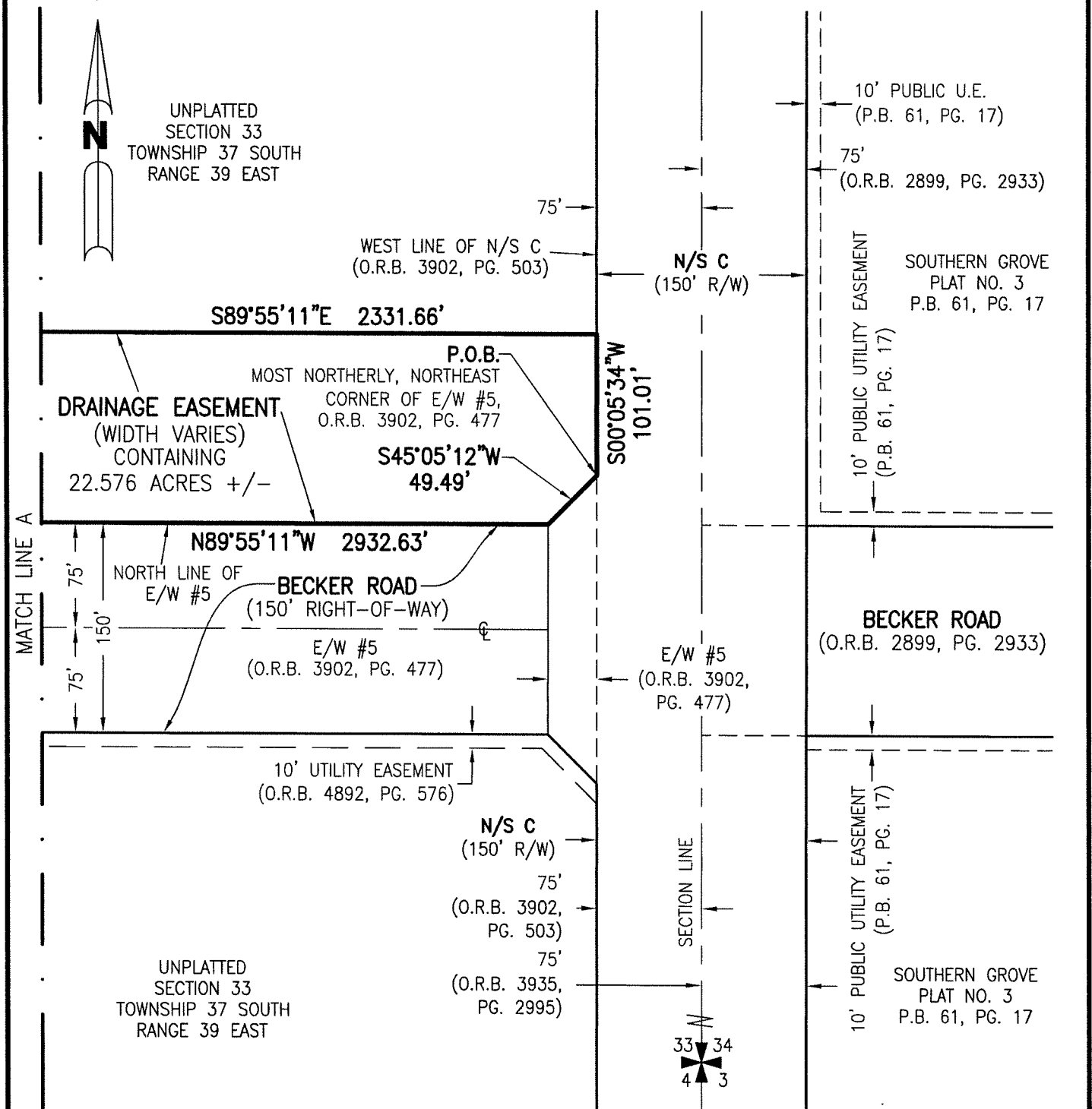
DRAWN: PW

DATE:
 3/14/23

DRAWING No:
D0248LG89b

Sand & Hills Surveying, Inc.

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!
EXHIBIT "A"



SKETCH & DESCRIPTION

BECKER ROAD
E/W #5 R/W
DRAINAGE EASEMENT

SCALE: 1" = 100'	SHEET 2 OF 5
REVIEWED: PW	DRAWN: BEJ
DATE: 3/14/23	DRAWING No: D0248LG89b

 Sand & Hills Surveying, Inc.

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!
EXHIBIT "A"



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

S89°54'39"E 2902.10'

S00°28'13"E
94.00'

S89°55'11"E 2331.66'

DRAINAGE EASEMENT
(WIDTH VARIES)
CONTAINING 22.576 ACRES +/-

NORTH LINE OF
E/W #5

N89°55'11"W 2932.63'

BECKER ROAD
(150' RIGHT-OF-WAY)


E/W #5
(O.R.B. 3902, PG. 477)

10' UTILITY EASEMENT
(O.R.B. 4892, PG. 576)

UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

MATCH LINE B

MATCH LINE A

 Sand & Hills Surveying, Inc.

SKETCH & DESCRIPTION

BECKER ROAD
E/W #5 R/W
DRAINAGE EASEMENT

SCALE:
1" = 100'

REVIEWED: PW

DATE:
3/14/23

SHEET 3 OF 5

DRAWN: BEJ

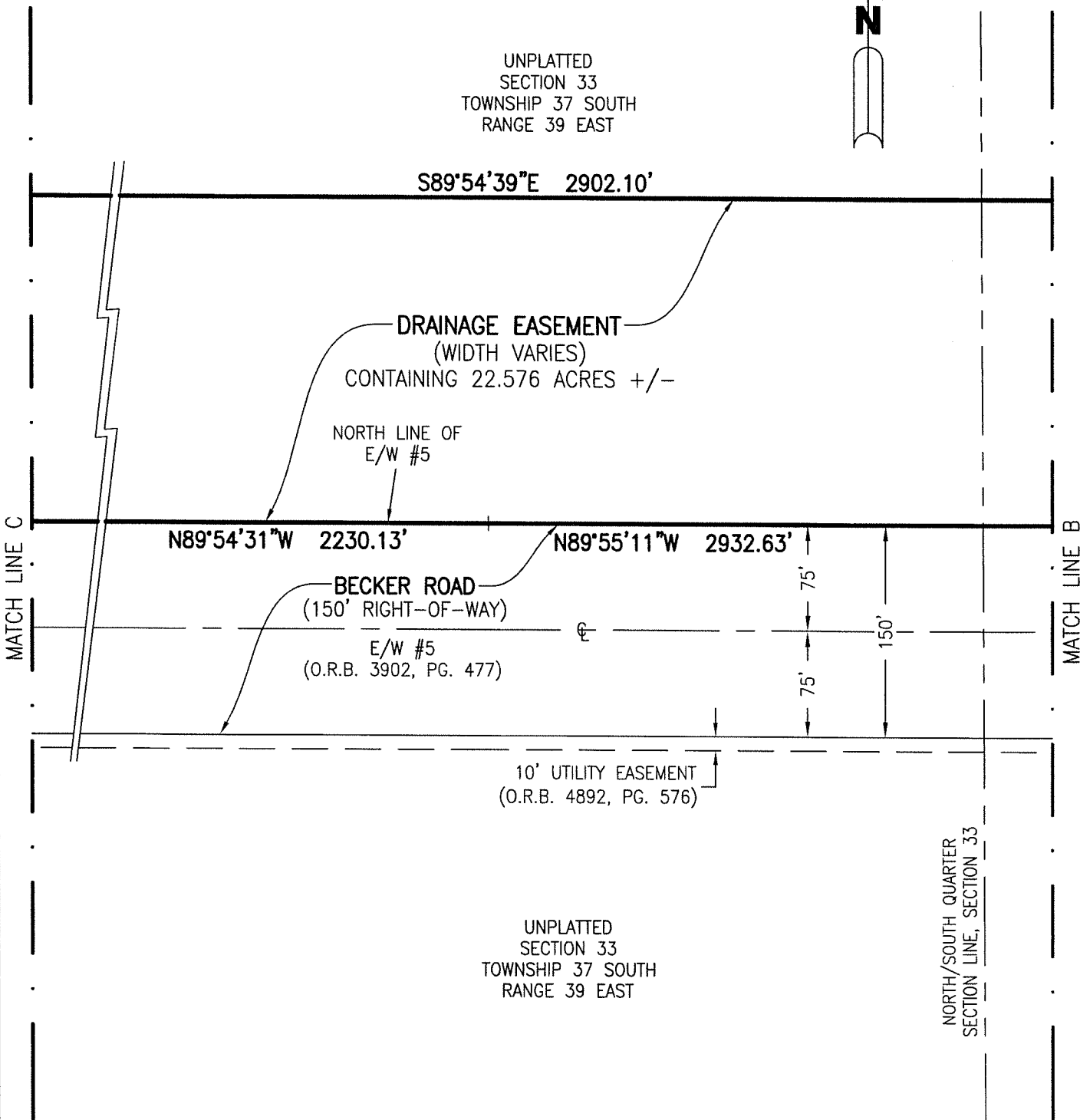
DRAWING No:
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SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!
EXHIBIT "A"



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

NORTH/SOUTH QUARTER
SECTION LINE, SECTION 33

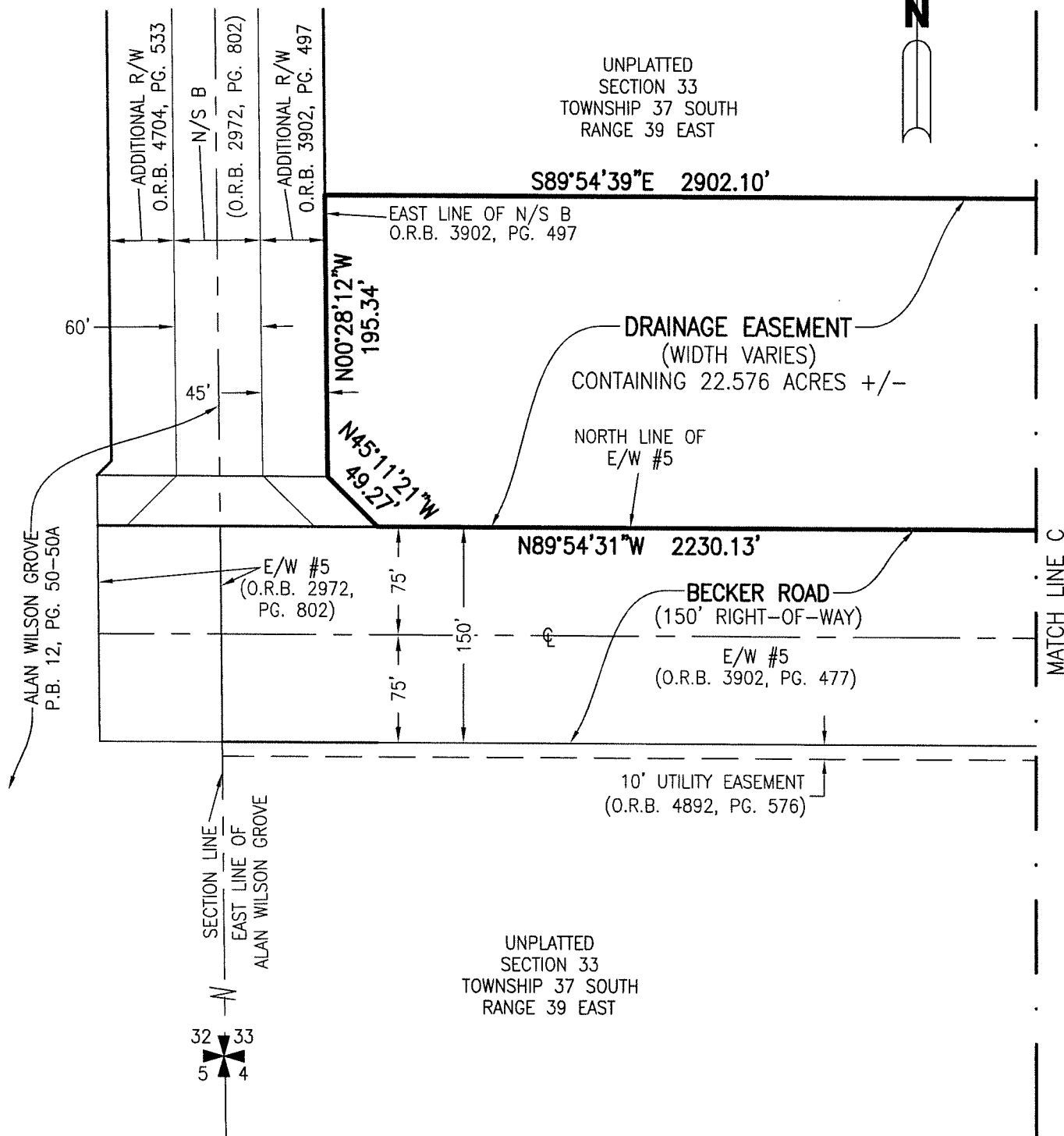
	SKETCH & DESCRIPTION BECKER ROAD E/W #5 R/W DRAINAGE EASEMENT	SCALE: 1" = 100'	SHEET 4 OF 5
		REVIEWED: PW	DRAWN: BEJ
		DATE: 3/14/23	DRAWING No: D0248LG89b



SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!
EXHIBIT "A"



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

	SKETCH & DESCRIPTION		SCALE: 1" = 100'	SHEET 5 OF 5
	BECKER ROAD E/W #5 R/W DRAINAGE EASEMENT		REVIEWED: PW	DRAWN: BEJ
			DATE: 3/14/23	DRAWING No: D0248LG89b



SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!
EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY, NORTHEAST CORNER OF E/W #5 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 477, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID EW #5 RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES, SOUTH 45°05'12" WEST, A DISTANCE OF 49.49 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2319.26 FEET; THENCE SOUTH 00°04'49" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 00°28'13" EAST, A DISTANCE OF 289.40 FEET; THENCE SOUTH 44°31'47" WEST, A DISTANCE OF 50.46 FEET; THENCE SOUTH 00°21'02" WEST, A DISTANCE OF 884.39 FEET; THENCE NORTH 88°56'48" WEST, A DISTANCE OF 128.80 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 84.11 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 37.31 FEET; THENCE NORTH 00°21'02" EAST, A DISTANCE OF 759.08 FEET; THENCE NORTH 45°28'13" WEST, A DISTANCE OF 104.31 FEET; THENCE NORTH 00°28'13" WEST, A DISTANCE OF 291.34 FEET; THENCE SOUTH 89°55'11" EAST, ALONG THE SOUTH LINE OF SAID E/W #5 RIGHT-OF-WAY, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.437 ACRES, MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, NAD 83, 1990 ADJUSTMENT, THE EASTERLY, NORTH LINE OF SAID E/W #5 RIGHT-OF-WAY HAVING A BEARING OF NORTH 89°55'11" WEST WITH ALL OTHER LINES BEING RELATIVE THERETO.

LEGEND

- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT, OF A FLORIDA SURVEYOR AND MAPPER.

Digitally signed by Perry White
DN: c=US, st=Florida, l=Lake Worth,
o=Sand & Hills Surveying, Inc., cn=Perry
White, email=white@sand-hills.com
Date: 2023.08.22 12:47:33 -04'00'

Perry White

PERRY C. WHITE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213
DATE:
3/14/23

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION

BECKER ROAD
E/W #5 R/W
DRAINAGE EASEMENT

SCALE:

SHEET 1 OF 3

REVIEWED: PW

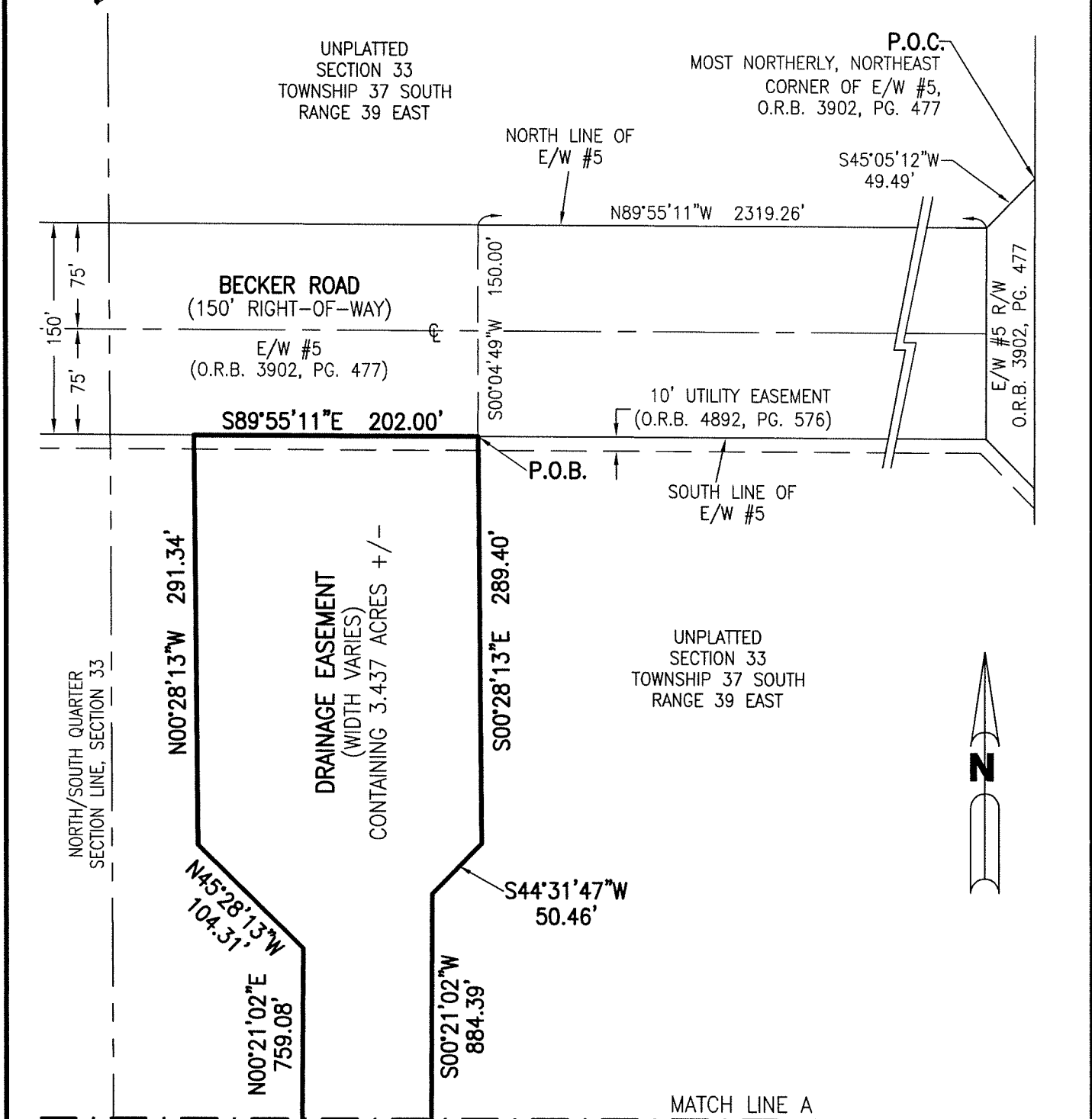
DRAWN: PW

DATE:
3/14/23

DRAWING No:
D0248LG89a

SKETCH AND DESCRIPTION
 THIS IS NOT A SURVEY!
EXHIBIT "A"

Sand & Hills Surveying, Inc.



<p>Sand & Hills Surveying, Inc.</p>	SKETCH & DESCRIPTION BECKER ROAD E/W #5 R/W DRAINAGE EASEMENT	SCALE: 1" = 100'	SHEET 2 OF 3
		REVIEWED: PW	DRAWN: BEJ
		DATE: 3/14/23	DRAWING No: D0248LG89a



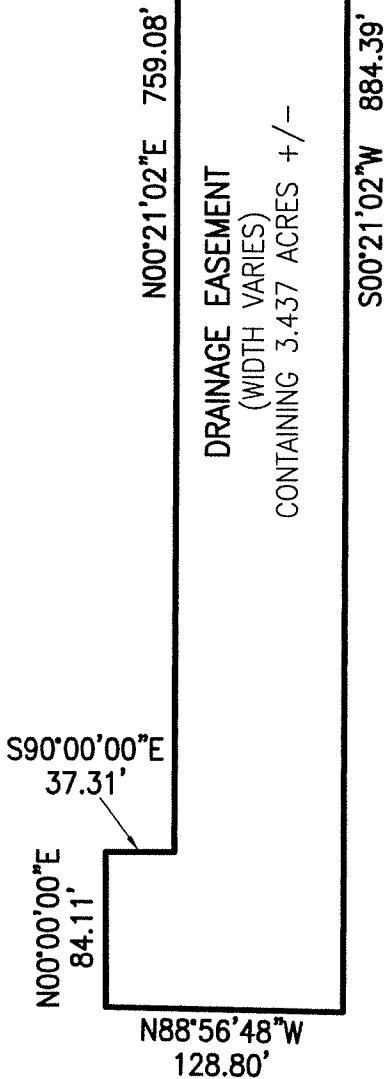
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THIS IS NOT A SURVEY!

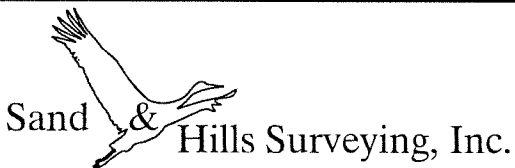
EXHIBIT "A"

MATCH LINE A

NORTH/SOUTH QUARTER
SECTION LINE, SECTION 33



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST



SKETCH & DESCRIPTION

BECKER ROAD
E/W #5 R/W
DRAINAGE EASEMENT

SCALE:
1" = 100'

SHEET 3 OF 3

REVIEWED: PW

DRAWN: BEJ

DATE:
3/14/23

DRAWING No:
D0248LG89a