

This instrument was prepared by:

CITY OF PORT ST. LUCIE  
City Attorney's Office  
121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

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

## **QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, executed this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 ("Grantor"), to JAMES J.MCGLONE, JR., whose address is 2049 SE Harlow Street, Port St. Lucie, Florida 34952 ("Grantee"),

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, that the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents has granted, bargained and transferred to the said Grantee and Grantee's heirs, successors and assigns forever, the following described pieces, parcels or tracts of land situated in St. Lucie County, Florida, more particularly described as follows, to-wit:

### **SEE EXHIBIT "A" ATTACHED HERETO**

(hereinafter referred to as the "Property").

**TOGETHER WITH** all the tenements, hereditaments, easements, and appurtenances, if any, thereto belonging or in anywise appertaining, but **SAVING AND RESERVING** unto Grantor an easement for any and all of Grantor's utilities located within the above-described property for installation of, modification of, and/or maintenance or removal of utility pipelines, appurtenances, facilities and equipment.

**TO HAVE AND TO HOLD** the Property in fee simple forever.

**THE** conveyance made herein, however, is expressly made **SUBJECT TO:** (a) taxes and assessments, including but not limited to, any assessments of property owner associations and assessments and lien imposed by any governmental authority may impose and levy taxes and assessments on the Property for the year 2021 and subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building,

zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to re-impose any of the same; (d) rights of any parties in possession of the Property, if any; (e) matters which would be disclosed by an accurate survey of the Property; (f) any matter created by Grantee or through Grantee.

**IN WITNESS WHEREOF**, Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed and delivered in the presence of:

**CITY OF PORT ST. LUCIE, FLORIDA**, a Florida municipal corporation

\_\_\_\_\_  
Witness 1 Signature

By: \_\_\_\_\_  
Shannon M. Martin, Mayor

\_\_\_\_\_  
Witness 1 Print Name

\_\_\_\_\_  
Witness 2 Signature

\_\_\_\_\_  
Witness 2 Print Name

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

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by Shannon M. Martin, as Mayor 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 \_\_\_\_\_ .

\_\_\_\_\_  
Signature of Notary Public

Name: \_\_\_\_\_

Notary Public, State of Florida  
My Commission expires:

**NOTE:**

DESCRIPTION NOT  
VALID WITHOUT  
SKETCH.

**THIS IS NOT A SURVEY**

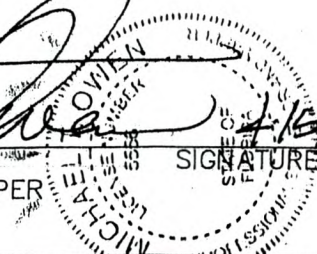
**DESCRIPTION:**

ALL OF SOUTHWEST BIANCA AVENUE (A 60.00 FOOT RIGHT-OF-WAY) LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BRIGGS STREET AND WEST OF THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST PORT ST. LUCIE BOULEVARD ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION SIXTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST BRIGGS STREET (A 60.00 FOOT RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF SOUTHWEST BIANCA AVENUE (A 60.00 FOOT RIGHT-OF-WAY), SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A RADIAL LINE TO SAID POINT BEARS NORTH 90°00'00" WEST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 90°00'00" EAST ALONG THE SOUTH LINE OF SOUTHWEST BIANCA AVENUE, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THENCE CONTINUE SOUTHEASTERLY THROUGH THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO THE SOUTHEAST CORNER OF SOUTHWEST BIANCA AVENUE AND THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF SOUTHWEST PORT SAINT LUCIE BOULEVARD (A 100.00 FOOT RIGHT-OF-WAY); THENCE NORTH 00°00'00" EAST ALONG THE WEST RIGHT-OF-WAY OF SOUTHWEST PORT SAINT LUCIE BOULEVARD, A DISTANCE OF 110.00 FEET TO THE NORTHEAST CORNER OF SOUTHWEST BIANCA AVENUE, TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A RADIAL LINE TO SAID POINT BEARS NORTH 90°00'00" EAST, THENCE SOUTHWESTERLY THROUGH THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 90°00'00" WEST ALONG THE NORTH LINE OF SOUTHWEST BIANCA AVENUE, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO THE NORTHWEST CORNER OF SOUTHWEST BIANCA AVENUE AND THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF SOUTHWEST BRIGGS STREET; THENCE SOUTH 00°00'00" EAST ALONG THE EAST RIGHT-OF-WAY OF SOUTHWEST BRIGGS STREET, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,536.50 SQUARE FEET (0.36), MORE OR LESS.

*Michael T. Owen*  
MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #5556  
4/15/22  
SIGNATURE DATE



SKETCH & DESCRIPTION OF:  
**SOUTHWEST BIANCA AVENUE  
RIGHT-OF-WAY**  
PREPARED FOR:  
**TAKE 5**

PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455  
www.edc-inc.com

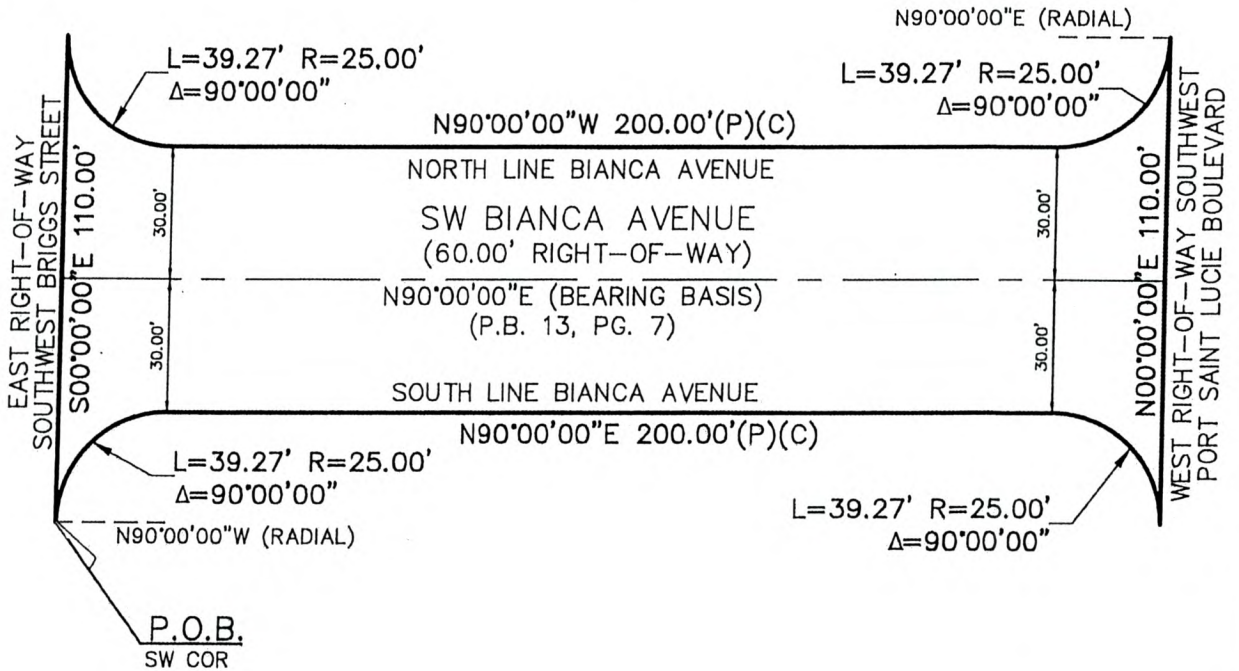
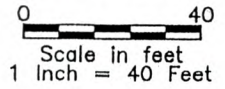


REVISIONS								
PROJ. #:	20-382	DATE:	4/7/21	DRAWN BY:	FS	CHECKED BY:	LTO	
Z:	\EDC-2020\20-382 - Take 5 PSL -						SCALE:	1"=40'
						CAD FILE:	20-382 ROW ABANDON.dwg	
							y\20-382 ROW ABANDON.dwg	
							SHEET 1 OF 2	

**EXHIBIT "A"**

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE



ABBREVIATION LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- ☉ CENTER LINE
- S/D SUBDIVISION
- NR NOT RADIAL

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF BIANCA AVENUE AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

*SKETCH & DESCRIPTION OF:  
SOUTHWEST BIANCA AVENUE  
RIGHT-OF-WAY*

PREPARED FOR:

**TAKE 5**

PORT SAINT LUCIE OFFICE  
10250 SW VILLAGE PARKWAY  
SUITE 201  
PORT SAINT LUCIE, FL 34987  
☎ 772-462-2455  
🌐 www.edc-inc.com



ENGINEERS & SURVEYORS  
ENVIRONMENTAL  
F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS