

ORDINANCE 21-__

AN ORDINANCE OF THE CITY OF PORT ST. LUCIE, FLORIDA, AUTHORIZING THE CONVEYANCE OF A PORTION OF A 60.00 FOOT RIGHT-OF-WAY OWNED BY THE CITY OF PORT ST. LUCIE AND KNOWN AS SW BIANCA AVENUE, TO JAMES J. McGLONE, JR., IN EXCHANGE FOR PROPERTY OWNED BY JAMES J. McGLONE, JR., IN ACCORDANCE WITH A "PROPERTY EXCHANGE" AGREEMENT; RESERVING UTILITY EASEMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, James J. McGlone, Jr. is the fee simple owner of real property located in the City of Port St. Lucie, St. Lucie County, Florida, and more particularly described in Exhibit "A" ("the McGlone Property"), attached hereto and incorporated herein; and

WHEREAS, James J. McGlone, Jr. executed and recorded a Plat entitled "Cumberland Farms at Darwin and Port St. Lucie" recorded on March 23, 2016 in the Official Records of St. Lucie County, Florida, in Plat Book 72 at Page 14 (the "Plat"); and

WHEREAS, the City and James J. McGlone, Jr. desire to enter into an agreement whereby James J. McGlone, Jr. will convey to the City, the right-of-way shown on the Plat as Tract "C" as an extension of Darwin Boulevard (the "Darwin Boulevard Extension Area") more particularly described in Exhibit "B", attached hereto and incorporated herein; and

WHEREAS, the City required the Darwin Boulevard Extension Area to create access through Tract "C" to the adjoining residential areas utilizing the signalized intersection of Darwin Boulevard and Port St. Lucie Boulevard; and

WHEREAS, with the construction and dedication of the Darwin Boulevard Extension Area, the right-of-way parcel for SW Bianca Avenue located north of and immediately adjoining the McGlone Property would be closed and no longer needed for access to the adjoining residential areas from Port St. Lucie Boulevard; and

WHEREAS, in exchange for the conveyance of the Darwin Boulevard Extension Area to the City, the City agrees to convey that portion of SW Bianca Avenue, more particularly described in Exhibit "C", to James J. McGlone, Jr., which is similar in size and configuration to the new Darwin Boulevard Extension Area; and

WHEREAS, in furtherance of this exchange of properties, the City and James J. McGlone, Jr. have agreed to enter into a Property Exchange Agreement in substantially the form attached hereto and incorporated herein as Exhibit "D"; and

ORDINANCE 21-__

WHEREAS, the City Council has determined that this conveyance serves a municipal purpose.

NOW, THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. Ratification of Recitals. The foregoing recitals are hereby ratified and confirmed as true and correct and are hereby made a part of this Ordinance.

Section 2. The Mayor or her designee is hereby authorized and directed to execute the Property Exchange Agreement and convey the real property described in Composite Exhibit "C" to James J. McGlone, Jr., in exchange for the Darwin Boulevard Extension Area. The Mayor or her designee is hereby further authorized to execute any and all other documents necessary to accomplish said conveyance.

Section 3. Conflict. If any ordinances, or parts of ordinances, are in conflict herewith this Ordinance shall control to the extent of the conflicting provisions.

Section 4. Severability. The provisions of this Ordinance are intended to be severable. If any provision of this Ordinance is determined to be void or is declared illegal, invalid, or unconstitutional by a Court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 5. Effective Date. This Ordinance shall become effective immediately upon its final adoption after second reading.

PASSED AND ADOPTED by the City Council of the City of Port St. Lucie, Florida, this _____ day of __, 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE

By: _____
Shannon M. Martin, Mayor

ATTEST:

Sally Walsh, City Clerk

APPROVED AS TO FORM:

By: _____
James D. Stokes, City Attorney

EXHIBIT A
McGlone Property

Tract 'A' and Tract 'B' of the Plat entitled "Cumberland Farms at Darwin and Port St. Lucie" recorded on March 23, 2016 in the Official Records of St. Lucie County, Florida in Plat Book 72 at Pages 14 and 15.

COMPOSITE EXHIBIT "A"

CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE
BEING A REPLAT OF LOTS 1 THROUGH 8, AND A
PORTION OF LOTS 9 AND 10, BLOCK 1482,
PORT ST. LUCIE SECTION SIXTEEN
RECORDED IN PLAT BOOK 13, PAGE 7 AND
LOTS 65 THROUGH 67, BLOCK 1440
PORT ST. LUCIE SECTION FIFTEEN
RECORDED IN PLAT BOOK 13, PAGE 6
LYING IN SECTIONS 18 AND 19, TOWNSHIP 37 SOUTH, RANGE 40 EAST
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

INSTR # 417007
P# 19 Page 1 of 18
RECORDED 03/23/16 10:02:06
ST. LUCIE COUNTY
DOC # 1749-0 Fee Doc Stamps (Doc) \$0.00
DOC # 1749-0 Fee Doc Stamps (Mortgage) \$0.00
NOT TAX Fee Intergovt Tax \$0.00

LEGAL DESCRIPTION:

BEING ALL OF LOTS 1 THROUGH 10, BLOCK 1482, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION SIXTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 7, AND BEING ALL OF LOTS 65 THROUGH 67, BLOCK 1440, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION FIFTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF DU BOIS AVENUE (A 60 FOOT RIGHT OF WAY) AND THE NORTHEAST CORNER OF SAID LOT 9, THENCE SOUTH 0°48'33" EAST A DISTANCE OF 130.14 FEET TO THE NORTHEAST CORNER OF LOT 84, BLOCK 1440, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION FIFTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 81.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 0°48'59" WEST, ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 126.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 AND THE SOUTH RIGHT OF WAY LINE OF DU BOIS STREET, BEING A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 110.00 FEET, THE CHORD OF WHICH BEARS NORTH 51°21'10" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.22 FEET THROUGH A CENTRAL ANGLE OF 63°39'42" TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. MCGLOONE, JR., AS OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TRACT 'C' TRACT 'C' AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/Or ASSIGNS, AS ADDITIONAL RIGHT OF WAY FOR DARWIN BOULEVARD AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/Or ASSIGNS. IT MAY ALSO BE USED FOR UTILITY PURPOSES, BY ANY SUCH UTILITY AS MAY BE ALLOWED.
- ACCESS, DRAINAGE AND FLOWAGE EASEMENTS THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO THE OWNERS OF TRACT 'A' AND/OR TRACT 'B', THEIR SUCCESSORS AND/Or ASSIGNS, FOR STORMWATER MANAGEMENT AND MAINTENANCE PURPOSES, THE MAINTENANCE OBLIGATION BEING SOLELY THAT OF THE PROPERTY OWNERS.
- A PERPETUAL ACCESS AND FLOWAGE EASEMENT SHALL BE DEDICATED TO THE CITY OF PORT ST. LUCIE OVER THE DRAINAGE EASEMENT FOR CONVEYANCE AND FLOWAGE FROM TRACT 'C'. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS BUT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO PERFORM MAINTENANCE ON THE EASEMENT AREA IN THE EVENT THE OWNER FAILS TO PERFORM NECESSARY MAINTENANCE.

IN WITNESS WHEREOF MY HAND, THIS 12 DAY OF November, 2015.

WITNESS: [Signature] PRINT NAME: JAMES J. MCGLOONE, JR.
PRINT NAME: Joseph W. Chastney
BY: [Signature]
WITNESS: [Signature] PRINT NAME: Amy L. Dulabanski

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF St. Lucie
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAMES J. MCGLOONE JR., THE OWNER OF THIS PROPERTY IS KNOWN TO ME INDIVIDUALLY, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND HE DULY ACKNOWLEDGES BEFORE ME THAT HE EXECUTED SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF March, 2015. 2015-2016.
PRINT OR STAMP NAME: Bonnie B. Cruz Bonnie B. Cruz

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NUMBER: EF051679
MY COMMISSION EXPIRES: October 27, 2017

TITLE CERTIFICATION:

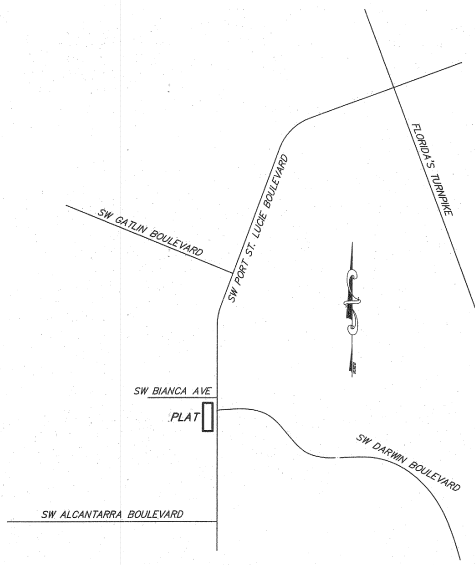
FIRST AMERICAN TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT AS OF 03-15-2015 2015

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTIONS 197, 192 FLORIDA STATUTES HAVE BEEN PAID.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

DATED THIS 4th DAY OF April, 2016

PNC Bank f/k/a Harbor Federal Savings Bank recorded in O.R. 2662, Page 2065, Public Records of St. Lucie County, Florida

[Signature]
NAME: JEFFREY S. LOUVE



CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, Tarkeshia Barr CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK 72 PAGE 4 OF SAID COUNTY, FLORIDA, THIS 12th DAY OF November, 2015.
BY: [Signature]
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE
IT IS HEREBY CERTIFIED THAT THIS PLAT OF CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 14th DAY OF March, 2016.
CITY COUNCIL
CITY OF PORT ST. LUCIE
ATTEST:
BY: [Signature]
GREGORY A. ORAVEC, MAYOR
[Signature]
KAREN A. PHILLIPS, CITY CLERK

GENERAL PLAT NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BASIS OF BEARINGS USED HEREON IS NAD83/0301E, AND RELATED TO THE CENTERLINE OF PORT ST. LUCIE BOULEVARD, AS SHOWN ON THE PLAT OF RECORD.
- PLAT CONTAINS: 322 ACRES MORE OR LESS.
- PLAT CONTAINS: 2 LOTS
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER BY THE CITY OF PORT ST. LUCIE.

SURVEYORS CERTIFICATE:

I, ROBERT BLOOMSTER JR., BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, FLORIDA CERTIFICATE NUMBER 4134, DO HEREBY CERTIFY THAT THIS PLAT OF CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PERMANENT REFERENCE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 77, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE AND THE COUNTY OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 11th DAY OF November, 2015.

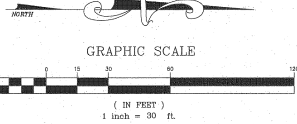
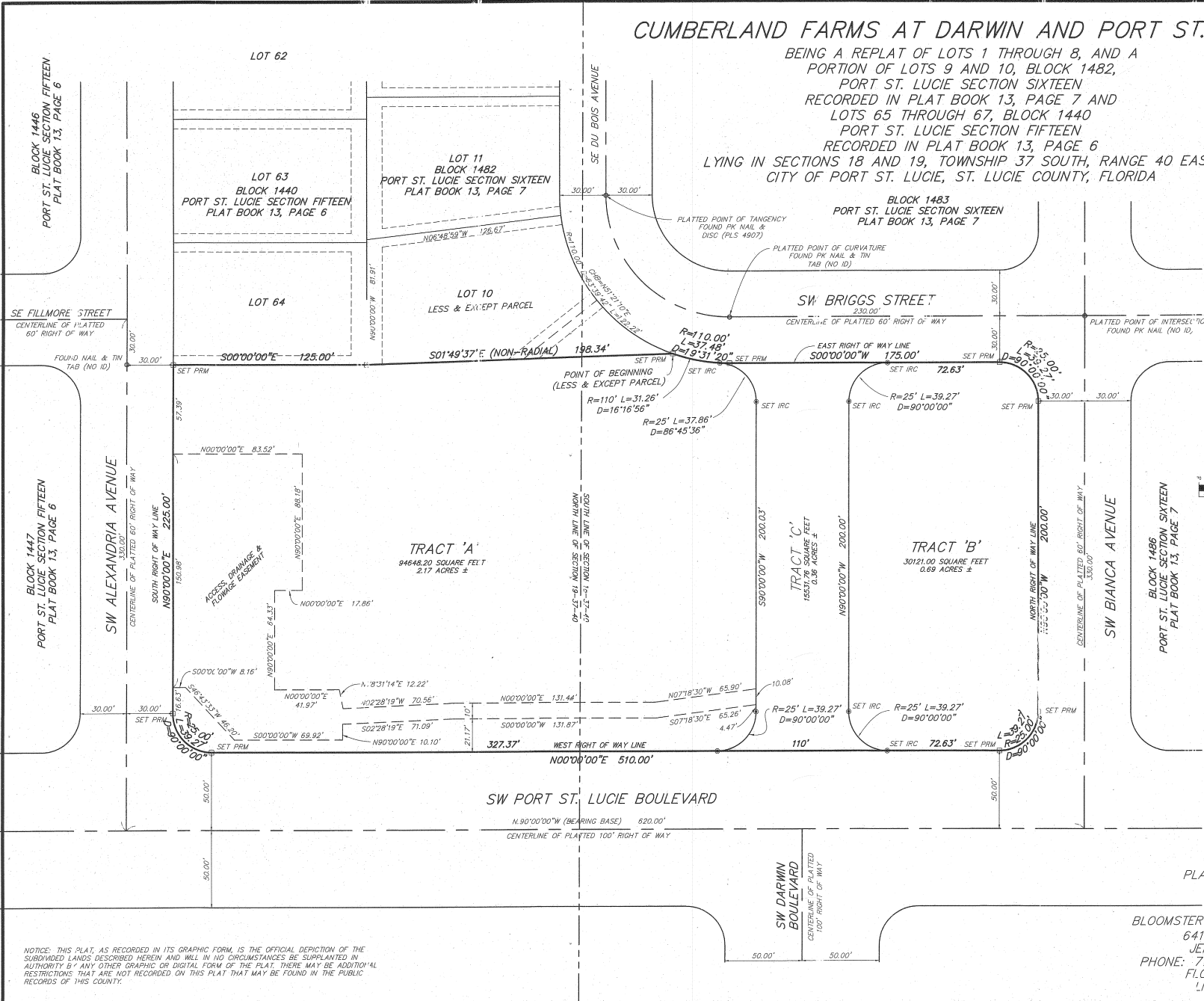
BY: [Signature]
ROBERT BLOOMSTER JR., PLS. NO. 4134

PLANNING & ZONING DEPARTMENT
PROJECT NO.: P15-157
PREPARED BY:
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34597
PHONE: 772-334-0868 FAX: 772-334-5283
FLORIDA REGISTRATION NO. 4134
LICENSED BUSINESS NO. 6018

CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE

BEING A REPLAT OF LOTS 1 THROUGH 8, AND A PORTION OF LOTS 9 AND 10, BLOCK 1482, PORT ST. LUCIE SECTION SIXTEEN RECORDED IN PLAT BOOK 13, PAGE 7 AND LOTS 65 THROUGH 67, BLOCK 1440 PORT ST. LUCIE SECTION FIFTEEN RECORDED IN PLAT BOOK 13, PAGE 6 LYING IN SECTIONS 18 AND 19, TOWNSHIP 37 SOUTH, RANGE 40 EAST CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: **72**
PAGE: **15**



- LEGEND & ABBREVIATIONS:**
- (P.C.P.) PERMANENT CONTROL POINT
 - (P.R.M.) PERMANENT REFERENCE MONUMENT
 - FOUND 5/8" IRON ROD & CAP (PRM LB 6018)
 - SET 5/8" IRON ROD & CAP (LB 6018)
 - IRC IRON ROD & CAP
 - R RADIUS
 - Δ DELTA
 - L LENGTH
 - FPL FLORIDA POWER & LIGHT
 - ORB OFFICIAL RECORDS BOOK
 - PS PAGE
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - LB LICENSED BUSINESS
 - ID IDENTIFICATION

PLANNING & ZONING DEPARTMENT
PROJECT NO.: P15-157

PREPARED BY:
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34597
PHONE: 772-334-0868 FAX: 772-334-5283
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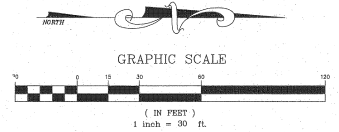
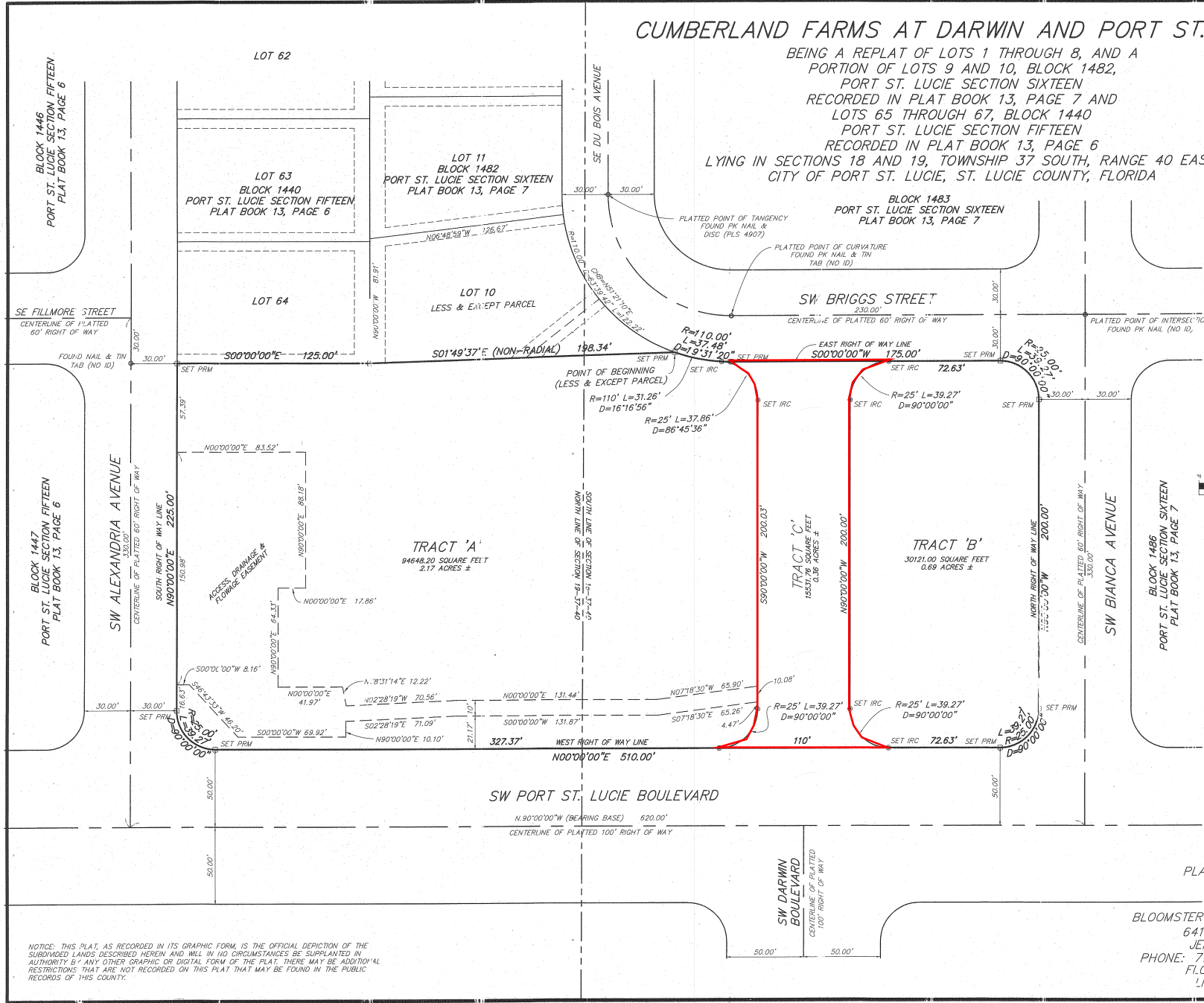
The “Darwin Boulevard Extension Area”

COMPOSITE EXHIBIT “B”

CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE

BEING A REPLAT OF LOTS 1 THROUGH 8, AND A PORTION OF LOTS 9 AND 10, BLOCK 1482, PORT ST. LUCIE SECTION SIXTEEN RECORDED IN PLAT BOOK 13, PAGE 7 AND LOTS 65 THROUGH 67, BLOCK 1440 PORT ST. LUCIE SECTION FIFTEEN RECORDED IN PLAT BOOK 13, PAGE 6 LYING IN SECTIONS 18 AND 19, TOWNSHIP 37 SOUTH, RANGE 40 EAST CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: 12
PAGE: 15



- LEGEND & ABBREVIATIONS:
- (P.C.P.) PERMANENT CONTROL POINT
 - (P.R.M.) PERMANENT REFERENCE MONUMENT
 - FOUND 5/8" IRON ROD & CAP (PRM LB 6018)
 - SET 5/8" IRON ROD & CAP (LB 6018)
 - IRC IRON ROD & CAP
 - R RADIUS
 - D DELTA
 - L LENGTH
 - FPL FLORIDA POWER & LIGHT
 - ORB OFFICIAL RECORDS BOOK
 - PS PAGE
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - LB LICENSED BUSINESS
 - ID IDENTIFICATION

PLANNING & ZONING DEPARTMENT
PROJECT NO.: P15-157
PREPARED BY:
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34597
PHONE: 772-334-0868 FAX: 772-334-5283
FLORIDA REGISTRATION NO. 4134
LICENSED BUSINESS NO. 6018

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Legal Description and Sketch for
SW Bianca Avenue

COMPOSITE EXHIBIT “C”

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
SIGNATURE DATE 4/15/2021

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 0035
L.B. CERTIFICATE OF AUTHORIZATION 8098

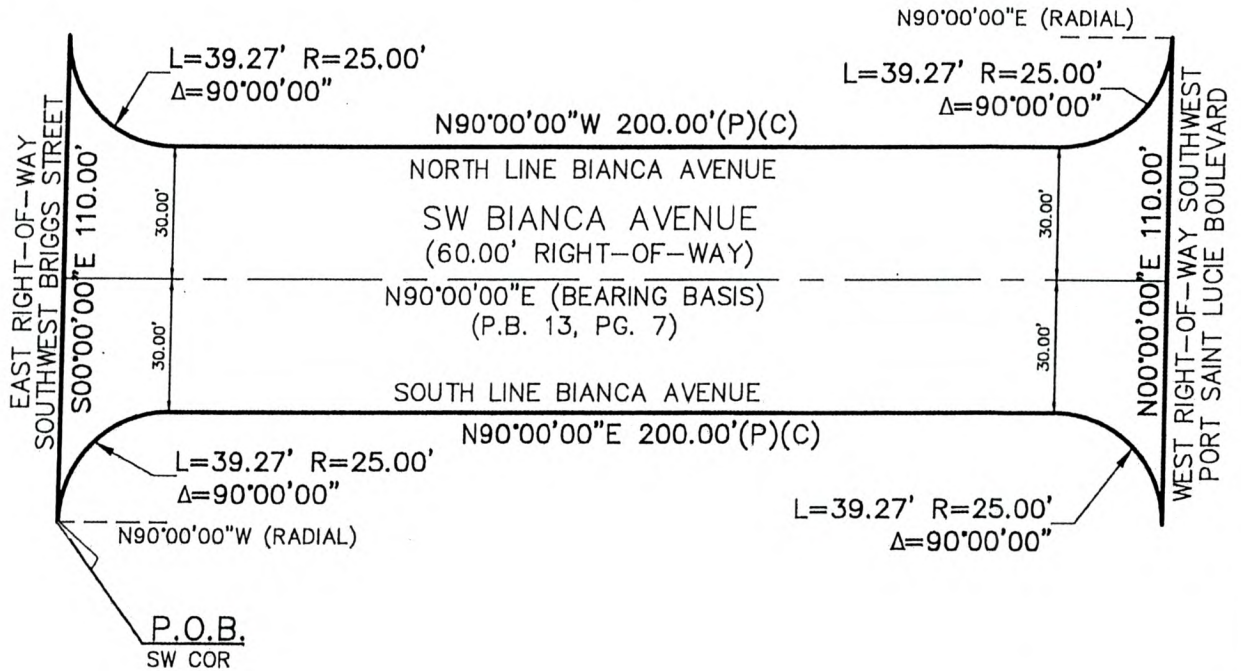
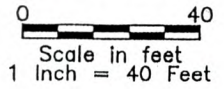
REVISIONS

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

COMPOSITE EXHIBIT "C"

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

EXHIBIT "D"

PROPERTY EXCHANGE AND DEVELOPMENT AGREEMENT

THIS PROPERTY EXCHANGE AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2021, by and between the **CITY OF PORT ST. LUCIE, FLORIDA**, a Florida municipal corporation ("City") and **JAMES J. McGLONE, JR.**, an individual ("McGlone" or "Developer") whose mailing address is 2049 SE Harlow Street, Port St. Lucie, Florida 34952.

WITNESSETH:

WHEREAS, McGlone is the fee simple owner of certain real property located in the City of Port St. Lucie, St. Lucie County, Florida, as more particularly described in Composite Exhibit "'A", attached hereto and incorporated herein by reference (the "McGlone Property"); and

WHEREAS, McGlone, as Developer, executed and recorded that certain Plat entitled "Cumberland Farms at Darwin and Port St. Lucie" recorded on March 23, 2016 in the Official Records of St. Lucie County, Florida, in Plat Book 72 at Page 14 and Page 15 (the "Plat"); and

WHEREAS, the City and Developer entered into an agreement whereby Developer would convey and dedicate to the City, its successors and assigns, as well as construct at its expense, that certain new right-of-way shown on the Plat as Tract "C" as an extension of Darwin Boulevard (the "Darwin Boulevard Extension Area") as depicted on the Plat and Site Plan attached for reference as Composite Exhibit "B" and incorporated herein; and

WHEREAS, the Darwin Boulevard Extension Area was needed by the City to create access through Tract "C" to adjoining residential areas utilizing the signalized intersection of Darwin Boulevard and Port St. Lucie Boulevard; and

WHEREAS, with the construction and dedication of the Darwin Boulevard Extension Area, the right-of-way parcel for SW Bianca Avenue located north of and immediately adjoining the McGlone Property would be closed and no longer needed for access to adjoining residential areas from Port St. Lucie Boulevard; and

WHEREAS, in exchange for the conveyance and dedication of the Darwin Boulevard Extension Area, the City agreed to exchange and deed that portion of SW Bianca Avenue to Developer, which parcel is like kind in nature and substantially identical in size and configuration to the new Darwin Boulevard Extension Area and granting to the City its agents, employees, contractors, designees and assigns, a general ingress/egress easement over and across that portion of SW Bianca Avenue, for the purpose of access for installation of, modification of, and/or maintenance of any of the City's utility pipelines, appurtenances, facilities and equipment until they are moved and formerly abandoned at a future date, the legal description and sketch of the same being attached hereto as Composite Exhibit "C", and incorporated herein by reference; and

WHEREAS, McGlone followed through with the construction of the Tract A Parcel described in the Cumberland Farms at Darwin and Port St. Lucie Plat, including the construction of the new Darwin Boulevard right-of-way, and all conditions precedent to the City's obligation to convey title to the SW Bianca Avenue parcel to McGlone have occurred and been fulfilled; and

WHEREAS, the City has caused the SW Bianca Avenue parcel to be cleared of all asphalt, curbing, sidewalks and other improvements so that the same may be conveyed as a vacant parcel to McGlone in accordance with the parties' agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements heretofore made and fulfilled, and for other valuable considerations received, the receipt and sufficiency of which is acknowledged, the parties mutually agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated by reference as if fully set forth herein.

2. **City Conveyance.** City shall cause to be issued its Quit Claim Deed on standard municipal corporation form transferring and conveying all of its interest to or in the SW Bianca Avenue parcel as described in Composite Exhibit "C", subject to all existing utility easements.

3. **City Approvals.** The City agrees to undertake such actions as are necessary to approve this Property Exchange and Development Agreement and to authorize the execution and recording of the City's deed to McGlone as described herein, time being of the essence as this property exchange and transaction was to have occurred following the construction of the Darwin Boulevard Extension Area by McGlone and the subsequent closing of the SW Bianca Avenue parcel to public access.

4. **Grantee's Acceptance.** By acceptance of the City's deed conveying title, McGlone agrees that the parcel described therein is being transferred in "As Is – Where Is" condition. McGlone further agrees and acknowledges that the SW Bianca Avenue parcel conveyance will create a non-conforming stand alone parcel or lot with no development rights until it is combined with other adjoining property so as to meet the minimum lot size requirements. Following the conveyance of the SW Bianca Avenue parcel, McGlone also agrees to issue a deed of conveyance that will square-up the northwest and northeast corners of McGlone's Tract B Parcel sufficient to cause the north boundary line of Tract B to be a straight line eliminating the curved radius corners of the SW Bianca Avenue parcel.

5. **Governing Law.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted in accordance with the laws of the State of Florida.

6. **Recording.** At the option of McGlone, this Agreement may be recorded in the Public Records of St. Lucie County, Florida, immediately after the approval of the same and the conveyance of the parcel described herein.

7. **No Public Rights.** Other than utility easements, no rights or benefits in and to the general public are intended to be preserved, created or established by this Agreement.

8. **Binding Effect.** This Agreement shall be binding upon the parties, their representatives, successors, and assigns as the case may be.

(Signature Pages Follow)

IN WITNESS WHEREOF, the parties hereto have executed this Property Exchange and Development Agreement as of the date first set forth above.

ATTEST:

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

BY: _____
Deputy Clerk

BY: _____
Shannon M. Martin, Mayor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization this _____ day of _____, 2021, by _____, Mayor of the City of Port St. Lucie, Florida, who was personally known to me or produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

WITNESSES:

Print Name:

JAMES J. MCGLONE, JR.

Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization this _____ day of _____, 2021, by **JAMES J. McGLONE, JR.**, who was personally known to me or produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

The “McGlone Property”

COMPOSITE EXHIBIT “A”

EXHIBIT A
McGlone Property

Tract 'A' and Tract 'B' of the Plat entitled "Cumberland Farms at Darwin and Port St. Lucie" recorded on March 23, 2016 in the Official Records of St. Lucie County, Florida in Plat Book 72 at Pages 14 and 15.

COMPOSITE EXHIBIT "A"

SW DARWIN BOULEVARD
 PLATTED 100' RIGHT OF WAY (PB 72, PGS 14 & 15)

S90°00'00"E 200.00'
 NORTH RIGHT OF WAY LINE
 & SOUTH LINE OF TRACT 'B'

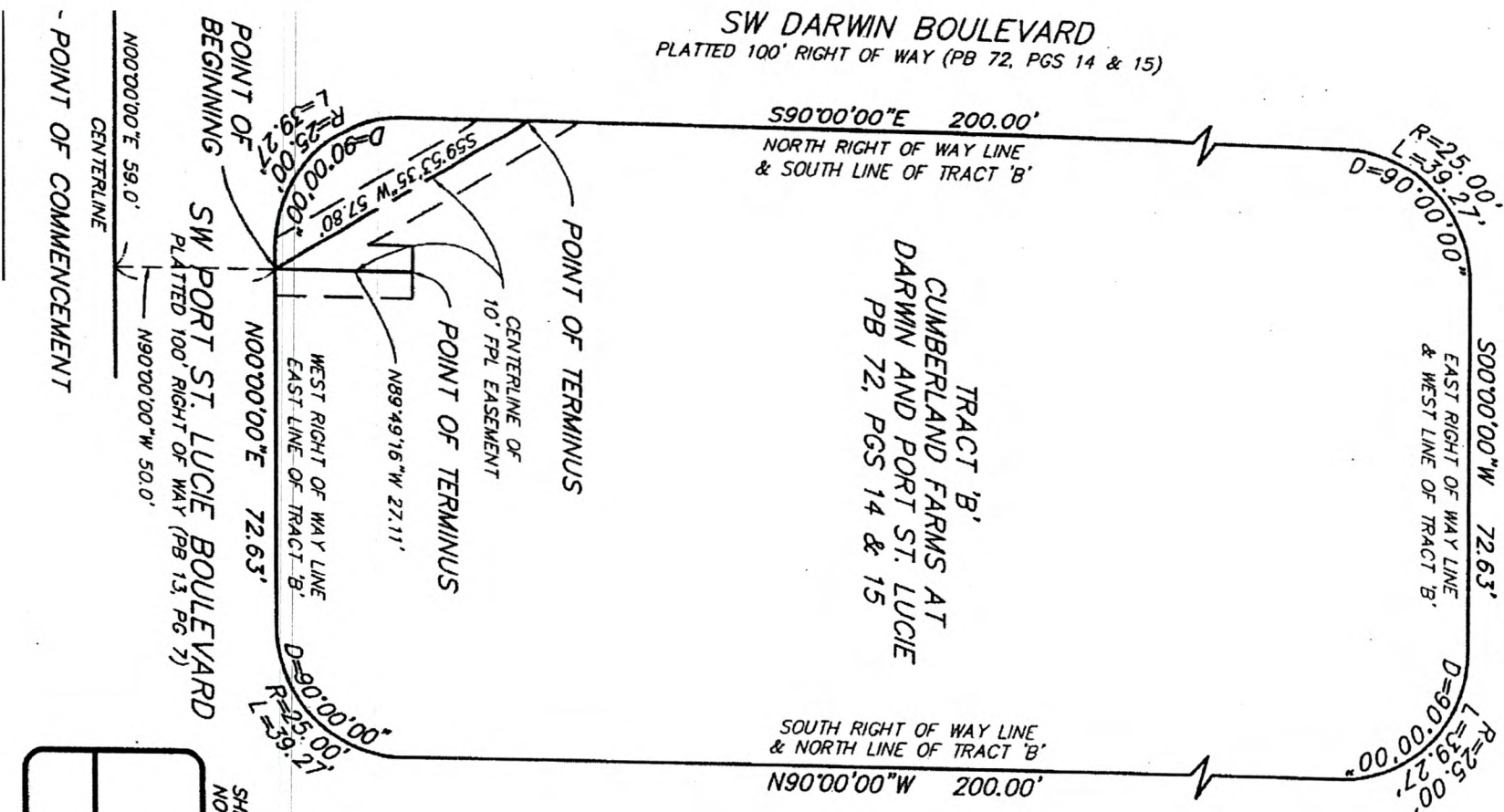
TRACT 'B'
 CUMBERLAND FARMS AT
 DARWIN AND PORT ST. LUCIE
 PB 72, PGS 14 & 15

SOUTH RIGHT OF WAY LINE
 & NORTH LINE OF TRACT 'B'
 N90°00'00"W 200.00'

SW BIANCA AVENUE
 PLATTED 60' RIGHT OF WAY (PB 13, PG 7)

SW BRIGGS STREET
 PLATTED 60' RIGHT OF WAY (PB 13, PG 7)

LEGEND:
 FPL = FLORIDA POWER &
 LIGHT
 PB = PLAT BOOK
 PG(S) = PAGE(S)
 R = RADIUS
 L = LENGTH
 D = DELTA



SHEET 2 OF 2 (SCALE: 1"=30')
 NOT VALID WITHOUT SHEET 1 OF 2

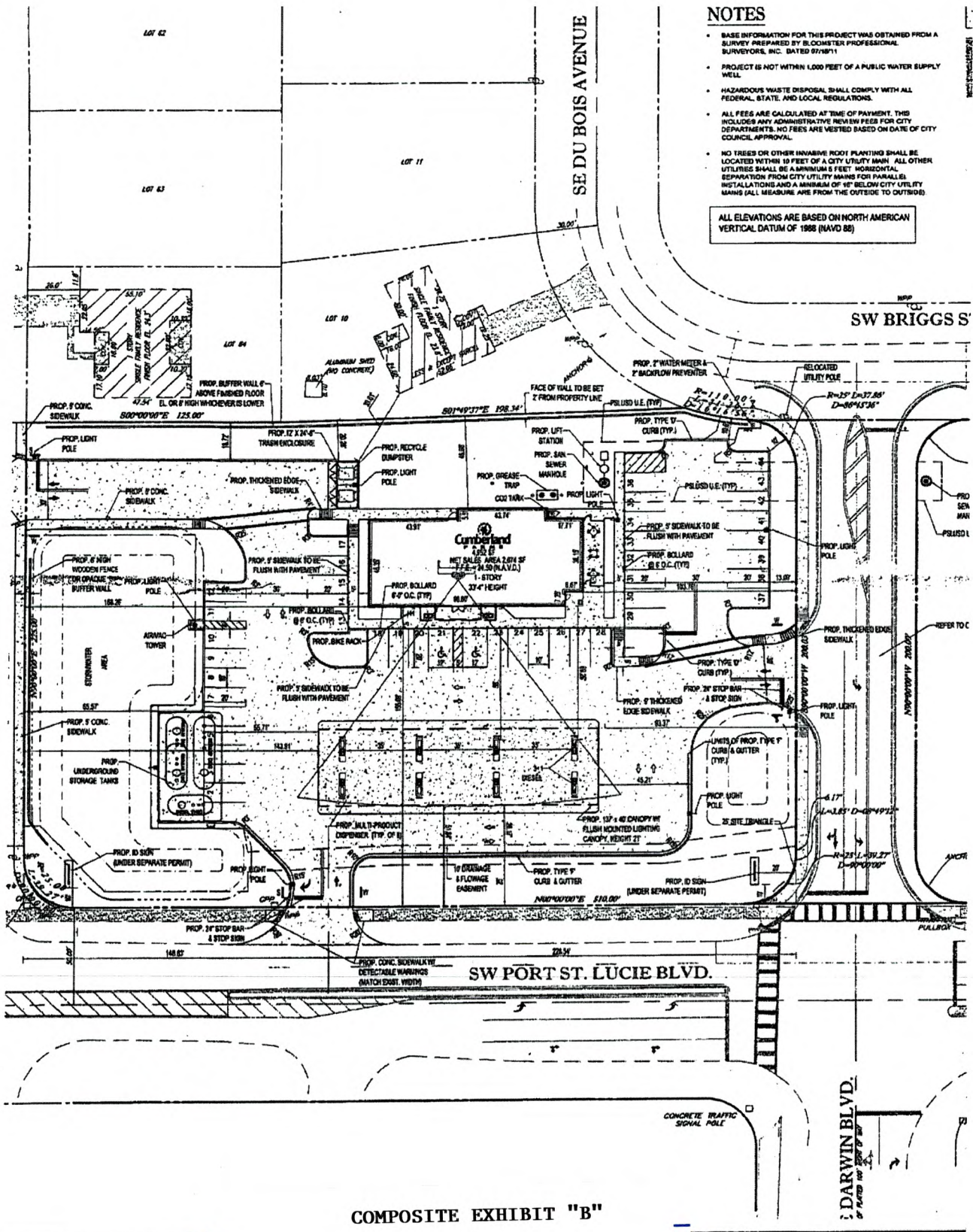
BLOOMSTER
 PROFESSIONAL LAND
 SURVEYORS, INC.
 FLORIDA LT. # 6918

641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34957
 PHONE 772-334-0868

- POINT OF COMMENCEMENT

The “Darwin Boulevard Extension Area”

COMPOSITE EXHIBIT “B”



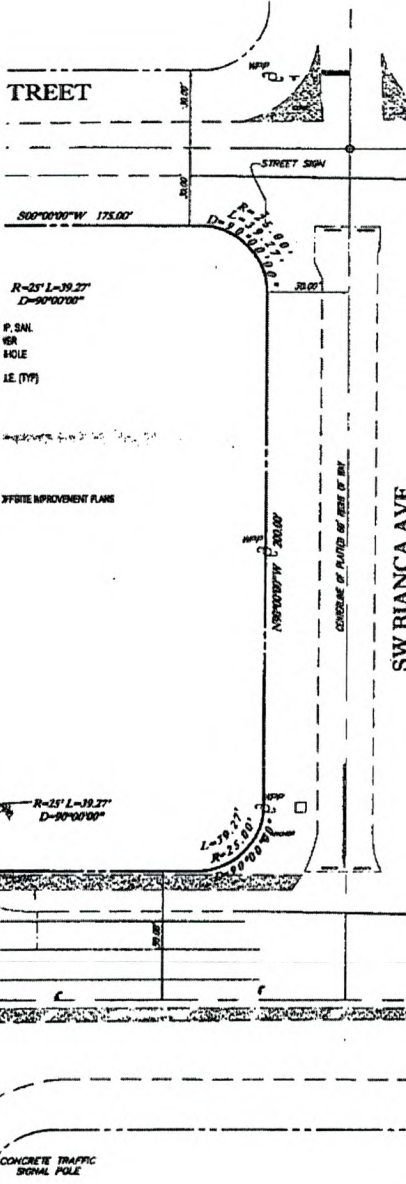
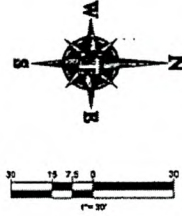
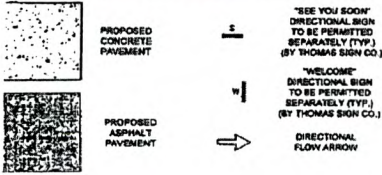
NOTES

- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY BLOOMSTER PROFESSIONAL SURVEYORS, INC. DATED 07/19/11
- PROJECT IS NOT WITHIN 1,000 FEET OF A PUBLIC WATER SUPPLY WELL
- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
- NO TREES OR OTHER INVASIVE ROOT PLANTING SHALL BE LOCATED WITHIN 10 FEET OF A CITY UTILITY MAIN. ALL OTHER UTILITIES SHALL BE A MINIMUM 5 FEET HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM OF 18" BELOW CITY UTILITY MAINS (ALL MEASURES ARE FROM THE OUTSIDE TO OUTSIDE)

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

COMPOSITE EXHIBIT "B"

HATCH LEGEND / KEY



SITE DATA

APPLICANT/OWNER: CUMBERLAND FARMS - PORT SAINT LUCIE
PCN: 3420-575-0076-000-8 / 3420-570-0080-000-2 / 3420-575-0085-0005 / 3420-570-0071-000-9 / 3420-570-0069-000-2
LOT / BLOCK / SECTION: 1 - 3, 8-10 / 1482 / 16 / 85 - 87 / 1440 / 15
LAND USE INFORMATION:
CURRENT USE: VACANT
PROPOSED USE: COMMERCIAL (CONVENIENCE STORE W/FUEL PUMPS)
FUTURE LAND USE DESIGNATION: CC - GENERAL COMMERCIAL
ZONING DESIGNATION: CC - GENERAL COMMERCIAL
DEVELOPMENT STANDARDS:

	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	20,000	94,648
MIN. LOT FRONTAGE (FEET)	100'	377.37'
MIN. SET BACKS:		
FRONT - EAST (FEET)	25	51.84 (CANOPY)
SIDE - NORTH (FEET)	25	100.67 (CANOPY)
SIDE - SOUTH (FEET)	25	147 (CANOPY)
REAR - WEST (FEET)	25	66.98 (BUILDING)
MAX. HEIGHT (FEET)	35'	33'-4" (1 STORY)
MAX. FAR (RATIO)	0.40	0.06

SITE AREA:

	EXISTING			PROPOSED			CHANGE		
	SF	ACRES	%	SF	ACRES	%	SF	ACRES	%
IMPERVIOUS:									
BUILDING	0	0.0	0.0%	4,952	0.11	5.23%	4,952	0.11	
PAVEMENT	0	0.0	0.0%	42,476	0.98	45.00%	42,476	0.98	
SIDEWALK/CURB	0	0.0	0.0%	7,429	0.17	7.85%	7,429	0.17	
TOTAL	0	0.0	0.0%	54,857	1.26	58.08%	54,857	1.26	
PERVIOUS:	94,648	2.17	100.00%	39,791	0.91	41.92%	(-54,857)	(-1.26)	
TOTAL	94,648	2.17	100.00%	94,648	2.17	100.0%			

PARKING DATA

REQUIRED:

USE	AREA	RATIO	AMOUNT
CONVENIENCE STORE (RETAIL)	4,952 S.F.	1 SPACE / 200 S.F.	25 SPACES

PROVIDED:

SPACES	PERCENT
STANDARD SPACES (MIN. 9.5' X 16')	42 (10' X 20') 95.56%
ACCESSIBLE SPACES (MIN. 12' X 14')	2 (12' X 20') 4.44%
TOTAL SPACES	44 100.0%

DRAINAGE STATEMENT

CUMBERLAND FARMS - PORT ST. LUCIE BLVD. & DARWIN BLVD. CITY OF PORT ST. LUCIE, FLORIDA

SITE DATA:
 THE SUBJECT PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF PORT ST. LUCIE BOULEVARD AND DARWIN BOULEVARD IN THE CITY OF PORT ST. LUCIE, FLORIDA. PROPOSED SITE IMPROVEMENTS INCLUDE THE CONSTRUCTION OF THE 4,892 SF STRUCTURE, CANOPY AREA, AND ASSOCIATED INFRASTRUCTURE.

PROPOSED DRAINAGE:
 THE PROJECT IS LOCATED WITHIN THE BOUNDARIES OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THE EXISTING DEVELOPMENT IS NOT CURRENTLY PERMITTED UNDER SOUTH FLORIDA WATER MANAGEMENT DISTRICT. STORMWATER RUNOFF WILL BE DIRECTED TO A PROPOSED ON-SITE DRY DETENTION AREA FOR WATER QUALITY AND STORAGE REQUIREMENTS. RUNOFF FROM DARWIN BLVD. AND THE PROPOSED TRACT IS TO THE NORTH WILL BE STORED IN THE DETENTION AREA AS WELL. DRAINAGE DESIGN IS TO ADDRESS THE FOLLOWING:

- BET FRESH FLOOR & MINIMUM PARKING LOT GRADE
- REQUIRED PERMIT/APPROVALS**
- CITY OF PORT ST. LUCIE SITE PLAN APPROVAL
 - STORM PERMIT 859-9032-6 MODIFICATION REQUIRED

ENVIRONMENTAL STATEMENT

THE TREE DISPOSITION PLAN INDICATES THAT THE TOTAL MITIGATION COST FOR TREES BEING REMOVED ON THE SITE IS 104 INCHES.

TRAFFIC STATEMENT

THE FOLLOWING TRIP GENERATION VALUES WERE CALCULATED USING DATA FROM THE TRIP GENERATION 8TH EDITION, FOR CODE 863 (CONVENIENCE MARKET WITH GASOLINE PUMPS):

PROPOSED

DAILY TRIPS	4,187 TRIPS
AM PEAK	202 TRIPS (101 IN, 101 OUT)
PM PEAK	282 TRIPS (138 IN, 126 OUT)

SITE PLAN APPROVED
 DATE: 1/25/16
 BY: City Council
 CONDITIONS ATTACHED: YES NO

THOMAS ENGINEERING GROUP
 ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING / LANDSCAPE ARCHITECTS
 1000 CORPORATE DR. SUITE 200 FT. LAUDERDALE, FL 33304
 1450 N. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609
 P: (864) 202-7050 P: (813) 379-4100 P: (813) 225-7500
 www.thomaseengineeringgroup.com

REVISIONS:

REV.	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
 www.call811.com

PROJECT NO: F140141
 DRAWN BY: RFJ
 CHECKED BY: MAT
 DATE: 01/27/16
 CAD/D: F140141 - SITE PLAN

CUMBERLAND FARMS
 PORT ST. LUCIE FLORIDA

THOMAS ENGINEERING GROUP
 1000 CORPORATE DRIVE, SUITE 200
 FORT LAUDERDALE, FL 33304
 PH: (864) 202-7050
 FX: (864) 202-7070
 www.thomaseengineeringgroup.com

MICHAEL A. PROXELL
 PROFESSIONAL ENGINEER
 FLORIDA LICENSE NO. 37821

SHEET TITLE
 SITE PLAN
SHEET NUMBER
 SP-1

PLAT BOOK: **72**
 PAGE: **14**

CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE

BEING A REPLAT OF LOTS 1 THROUGH 8, AND A PORTION OF LOTS 9 AND 10, BLOCK 1482, PORT ST. LUCIE SECTION SIXTEEN RECORDED IN PLAT BOOK 13, PAGE 7 AND LOTS 65 THROUGH 67, BLOCK 1440 PORT ST. LUCIE SECTION FIFTEEN RECORDED IN PLAT BOOK 13, PAGE 6 LYING IN SECTIONS 18 AND 19, TOWNSHIP 37 SOUTH, RANGE 40 EAST CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

BEING ALL OF LOTS 1 THROUGH 10, BLOCK 1482, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION SIXTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 7, AND BEING ALL OF LOTS 65 THROUGH 67, BLOCK 1440, ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION FIFTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF DU BOIS AVENUE (A 50 FOOT RIGHT OF WAY) AND THE NORTHERN CORNER OF SAID LOT 8, THENCE SOUTH 01°45'31" EAST A DISTANCE OF 100.4 FEET TO THE NORTHEAST CORNER OF LOT 8 & E 100° 14'40" ACCORDING TO THE PLAT OF PORT ST. LUCIE SECTION FIFTEEN, AS RECORDED IN PLAT BOOK 13, PAGE 6, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 80°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 81.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, THENCE NORTH 1°45'31" WEST, ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 106.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 AND THE SOUTH RIGHT OF WAY LINE OF DU BOIS AVENUE, BEING A 50-FOOT-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 110.0 FEET, THE CHORD OF WHICH BEARS NORTH 51°11'07" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.22 FEET THROUGH A CENTRAL ANGLE OF 63°38'42" TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. MCGLOTHLIN, JR., AS OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AS CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE AND DOES HEREBY DEDICATE THE FOLLOWING:

- TRACT "C" TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND TO ASSIGN AS ADDITIONAL RIGHT OF WAY FOR DARWIN BOULEVARD AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS. IT MAY ALSO BE USED FOR UTILITY PURPOSES, BY ANY SUCH UTILITIES AS MAY BE ALLOWED.
- ACCESS, DRAINAGE AND FLOWAGE EASEMENT THE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO THE OWNERS OF TRACT "A" AND/OR TRACT "B". THEM SHALL SINK AND/OR ASSIGNS FOR STORMWATER MANAGEMENT AND MAINTENANCE PURPOSES, THE MAINTENANCE OBLIGATION BEING STRICTLY THAT OF THE PROPERTY OWNERS.
- PERPETUAL ACCESS AND FLOWAGE EASEMENT SHALL BE DEDICATED TO THE CITY OF PORT ST. LUCIE OVER THE DRAINAGE EASEMENT FOR CONVEYANCE OF STORMWATER FROM TRACT "C". THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS BUT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO PERFORM MAINTENANCE ON THE EASEMENT AREA IN THE EVENT THE OWNER FAILS TO PERFORM NECESSARY MAINTENANCE.

IN WITNESS WHEREOF MY HAND THIS 12 DAY OF November 2016.

WITNESS: [Signature]
 PRINT NAME: James J. McGlothlin, Jr.
 WITNESS: [Signature]
 PRINT NAME: Angela DeLorenzo

PRINT NAME: JAMES J. MCGLOTHLIN, JR.
[Signature]
[Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF St. Lucie
 BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAMES J. MCGLOTHLIN, JR., THE OWNER OF THIS PROPERTY IS WANTED TO BE INDIVIDUALLY OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND HE FULLY ACKNOWLEDGES BEFORE ME THAT HE EXECUTED SAME.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF March 2016.
 PRINT OR STAMP NAME: Bonnie A. Lucas, Bonnie A. Lucas
 NOTARY PUBLIC, STATE OF FLORIDA
 COMMISSION NUMBER: EE051677
 MY COMMISSION EXPIRES: October 27, 2017

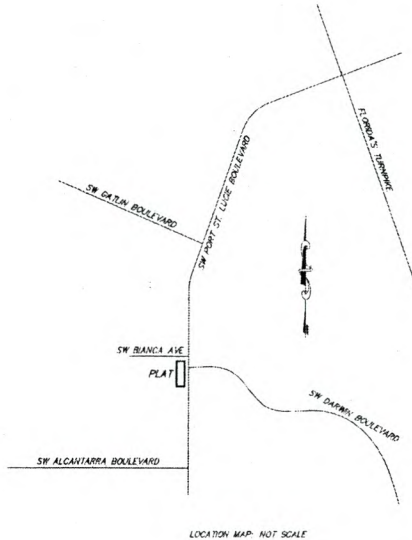
TITLE CERTIFICATION:

FIRST AMERICAN TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT AS OF 03-18-2016
 1. RECORDED TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
 2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTIONS 192, 193, FLORIDA STATUTES HAVE BEEN PAID.
 3. ALL ENCUMBRANCES NOT SATISFIED OR RELEASED OF RECORD (ENCUMBRANCES) THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

DATED THIS 12 DAY OF March 2016

[Signature]
 NAME: JENNIFER S. LOUCE

D/C Bank (F/A) Harbor Federal Savings Bank recorded in O.R. 2662, Page 206-5, Public Records of St. Lucie County, Florida



CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE
 I, Thelma Barr, CLERK OF THE CIRCUIT CLERK OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLETS IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS. THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK 72 PAGE 14 OF 2016.
 BY: [Signature]
 CLERK OF CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA.

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE
 IT IS HEREBY CERTIFIED THAT THIS PLAT OF CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 19th DAY OF March 2016.
 CITY COUNCIL
 CITY OF PORT ST. LUCIE
 ATTEST:
 BY: [Signature]
 WARDEN A. PHELPS, MAYOR
[Signature]
 WARDEN A. PHELPS, CITY CLERK

GENERAL PLAT NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BOUNDARIES SHOWN HEREON IS APPROXIMATE AND RELATED TO THE CENTERLINE OF PORT ST. LUCIE BOULEVARD AS SHOWN ON THE PLAT OF RECORD.
- PLAT CONTAINS 127 ACRES MORE OR LESS.
- PLAT CONTAINS 2 LOTS.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEDUCTION OF THE SUBDIVISION LAND DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS PLAT HAS BEEN FILED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER BY THE CITY OF PORT ST. LUCIE.

SURVEYORS CERTIFICATE:

I, ROBERT BLOOMSTER, JR., AM A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. I HEREBY CERTIFY THAT THIS PLAT OF CUMBERLAND FARMS AT DARWIN AND PORT ST. LUCIE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY PERSONAL SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE PERMANENT REFERENCE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AS REQUIRED BY FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE AND THE COUNTY OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 11th DAY OF November 2016

BY: [Signature]
 ROBERT BLOOMSTER, JR., P.L.S. NO. 4134

PLANNING & ZONING DEPARTMENT
 PROJECT NO.: P15-157

PREPARED BY:
 BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
 641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34997
 PHONE: 772-334-0868 FAX: 772-334-5283
 FLORIDA REGISTRATION NO. 4134
 LICENSED BUSINESS NO. 6018

Legal Description and Sketch for
SW Bianca Avenue

COMPOSITE EXHIBIT "C"

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
SIGNATURE DATE 4/15/22

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 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

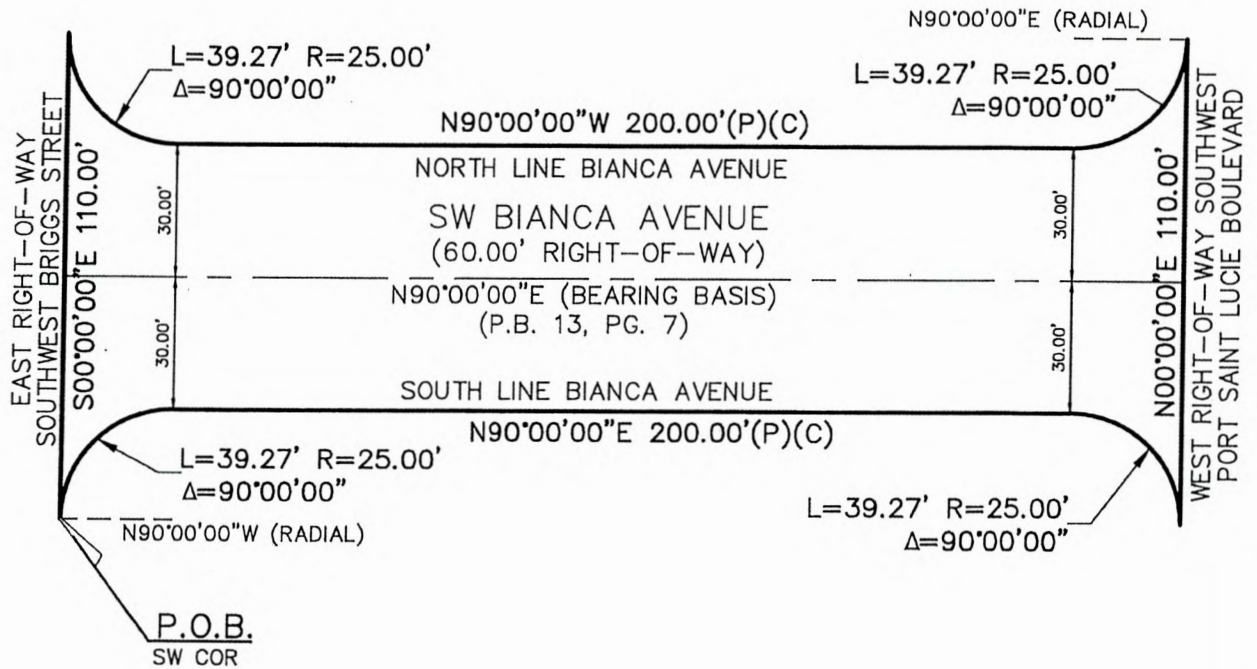
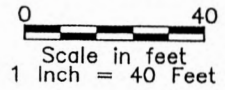
REVISIONS

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

COMPOSITE EXHIBIT "C"

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
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REVISIONS