

Prepared by and return to:
City of Port St. Lucie
City Attorney's Office
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

**PARTIAL ABANDONMENT AND
TERMINATION OF BLANKET FLOWAGE EASEMENT**

This Partial Abandonment and Termination of Blanket Flowage Easement ("**Abandonment**") is made by the CITY OF PORT ST. LUCIE, a Florida municipal corporation ("**City**"), whose address is 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984.

WHEREAS, Horizons Acquisitions 5, LLC, a Florida limited liability company ("HA5") conveyed that certain Blanket Flowage Easement to the City of Port St. Lucie ("City") as depicted on the easement recorded in Official Records Book 2902, Page 1220, of the Public Records of St. Lucie County, Florida ("Blanket Flowage Easement"); and

WHEREAS, the City wishes to abandon and terminate the portion of the Blanket Flowage Easement situated on the real property more particularly described on Exhibit A, which is attached hereto and incorporated herein (the "Abandoned Easement Area").

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Any and all rights and obligations with regard to the Abandoned Easement Area existing pursuant to the Blanket Flowage Easement are hereby terminated and declared to be of no further legal force or effect. The Abandoned Easement Area is hereby deleted from the Blanket Flowage Easement.
2. Except as provided above, the Blanket Flowage Easement will continue in full legal force and effect.

IN WITNESS WHEREOF, the City has caused this Partial Abandonment & Termination of Blanket Flowage Easement to be executed by its authorized representative.

Witnesses:

CITY OF PORT ST. LUCIE,
a Florida municipal corporation

By: _____

Shannon M. Martin, Mayor

Printed Name: _____
Address: 121 Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Printed Name: _____
Address: 121 Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

STATE OF FLORIDA
.24COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____ 2024, 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 _____

NOTARY SEAL/STAMP

Exhibit A

Abandoned Easement Premises

ALL OF LOT 2, LOT 3A AND LOT 3B, SOUTHERN GROVE PLAT 46, RECORDED IN PLAT BOOK 125 PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

TOGETHER WITH;

A PARCEL OF LAND LYING WITHIN A PORTION OF LOT 6, SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF THE MARSHAL PARKWAY (A/K/A E/W 3 R/W), A 150.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, AND BOOK 2899, PAGE 2933, AND UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORD BOOK 3935, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT A POINT ON THE SOUTH LINE OF SAID E/W 3 R/W WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121 PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING ALSO THE NORTHEASTERLY CORNER OF LOT 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1 BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W, A DISTANCE OF 1,003.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 84°16'45" WEST, WITH A CHORD DISTANCE OF 354.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID LOT LINE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°34'10", A DISTANCE OF 355.10 FEET TO A CUSP WITH A CURVE CONCAVE TO THE NORTHWEST,

SAID CURVE BEING THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 1,386.72 FEET, THE CHORD OF WHICH BEARS NORTH 53°59'04" EAST, A CHORD DISTANCE OF 309.70 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND PROLONGATION, THROUGH A CENTRAL ANGLE OF 12°49'21", A DISTANCE OF 310.34 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W BEING ALSO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1251.05 FEET, THE CHORD OF WHICH BEARS NORTH 69°14'48" EAST, A CHORD DISTANCE OF 369.53 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°59'10", A DISTANCE OF 370.89 FEET;

THENCE NORTH 77°44'49" EAST, A DISTANCE OF 598.56 FEET;

THENCE SOUTH 23°47'47" EAST, A DISTANCE OF 439.99 FEET; TO THE POINT OF BEGINNING. CONTAINING 7.54 ACRES, MORE OR LESS.