

This instrument prepared by, and after recording, return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500
West Palm Beach, FL 33401

Tax Parcel No: 3331-131-0001-000-6 (Portion)

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the 12th day of MAY, 2023, by PSL LAND INVESTMENTS LLC, a Florida limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantor"), to and in favor of THE CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantee").

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (a) taxes and assessments for the year 2023 and subsequent years not yet due or payable; (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 reimpose 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; and (f) those matters set forth on Exhibit "B" attached hereto and made a part hereof.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[Signature follows on next page]

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

WITNESSES

[Signature]
Witness signature

Ally Babiak
Print Name

[Signature]
Witness signature

Jordan A. Mascia
Print Name

GRANTOR

PSL LAND INVESTMENTS LLC, a Florida limited liability company

By: [Signature]

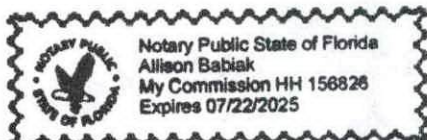
Name: JOHN CSAPOL

Title: AUTHORIZED SIGNATORY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of MAY, 2023, by JOHN CSAPOL, as AUTHORIZED SIGNATORY of PSL LAND INVESTMENTS LLC, a Florida limited liability company, on behalf of said company, who ☒ is personally known to me, or ☐ has produced _____ as identification.



(Seal)

[Signature]
Notary Public, State of Florida

Print Name: Allison Babiak

EXHIBIT "A"

(Attached)

DESCRIPTION:

BEING PORTIONS OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; OF THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCE AT THE MOST SOUTHERLY SOUTHWESTERLY CORNER OF VERANO SOUTH - POD G - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION (A.K.A CROSSTOWN PARKWAY), AS RECORDED IN OFFICIAL RECORD BOOK 2186, PAGE 548, OF SAID PUBLIC RECORDS, ALSO BEGIN A POINT ON A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22918.00 FEET, AND A RADIAL BEARING OF N.05°53'07"W.; THENCE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°15'45", A DISTANCE OF 105.04 FEET TO THE POINT OF BEGINNING PARCEL - 1; THENCE CONTINUE SOUTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°03'46", A DISTANCE OF 25.11 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.39°07'36"E., DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.55 FEET TO A POINT ON THE WESTERLY LINE OF NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 4817, PAGE 2829, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1895.00 FEET, AND A RADIAL BEARING OF S.83°48'47"W., AT SAID INTERSECTION, SAID POINT HEREON KNOWN AS REFERENCE POINT "A"; THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°45'50", A DISTANCE OF 25.26 FEET TO THE POINT OF BEGINNING PARCEL - 1.

PARCEL - 1 CONTAINING: 318 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2


COMMENCE AT SAID REFERENCE POINT "A", BEING A POINT ON THE WESTERLY LINE OF NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 4817, PAGE 2829, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 1895.00 FEET, AND A RADIAL BEARING OF S.83°48'47"W.; THENCE NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°03'27", A DISTANCE OF 299.57 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 112.19 FEET TO THE POINT OF BEGINNING PARCEL - 2; THENCE N.60°14'40"W., DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.36 FEET; THENCE N.15°14'40"W., A DISTANCE OF 80.00 FEET; THENCE N.29°45'20"E., A DISTANCE OF 35.36 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S.15°14'40"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING PARCEL - 2.

PARCEL - 2 CONTAINING: 2625 SQUARE FEET OR 0.060 ACRES, MORE OR LESS.

PARCEL - 1 & 2 TOTAL CONTAINING: 2943 SQUARE FEET OR 0.068 ACRES, MORE OR LESS.

VERANO - NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY SKETCH & DESCRIPTION

REVISIONS				Prepared For: COTLEUR HEARING	
No.	Date	Description	Dwn.	Last Date of Field Survey:	N/A
				SURVEYOR'S CERTIFICATE	
				This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager	
				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 01 of 03 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 03/29/23	Data File: -
Check: GAR	P.C.: -	Field Book: -
Section: 06 Twn. 37S Rng. 39E		Job #: VERANO_NS A ROAD RW

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LIMITS OF VERANO SOUTH - POD G - PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGES 34 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA HAVING A GRID BEARING OF N.15°14'40"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.


ALL BEARING BEING RELATIVE THERETO.

- 2) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 120' OR SMALLER.
- 3) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.

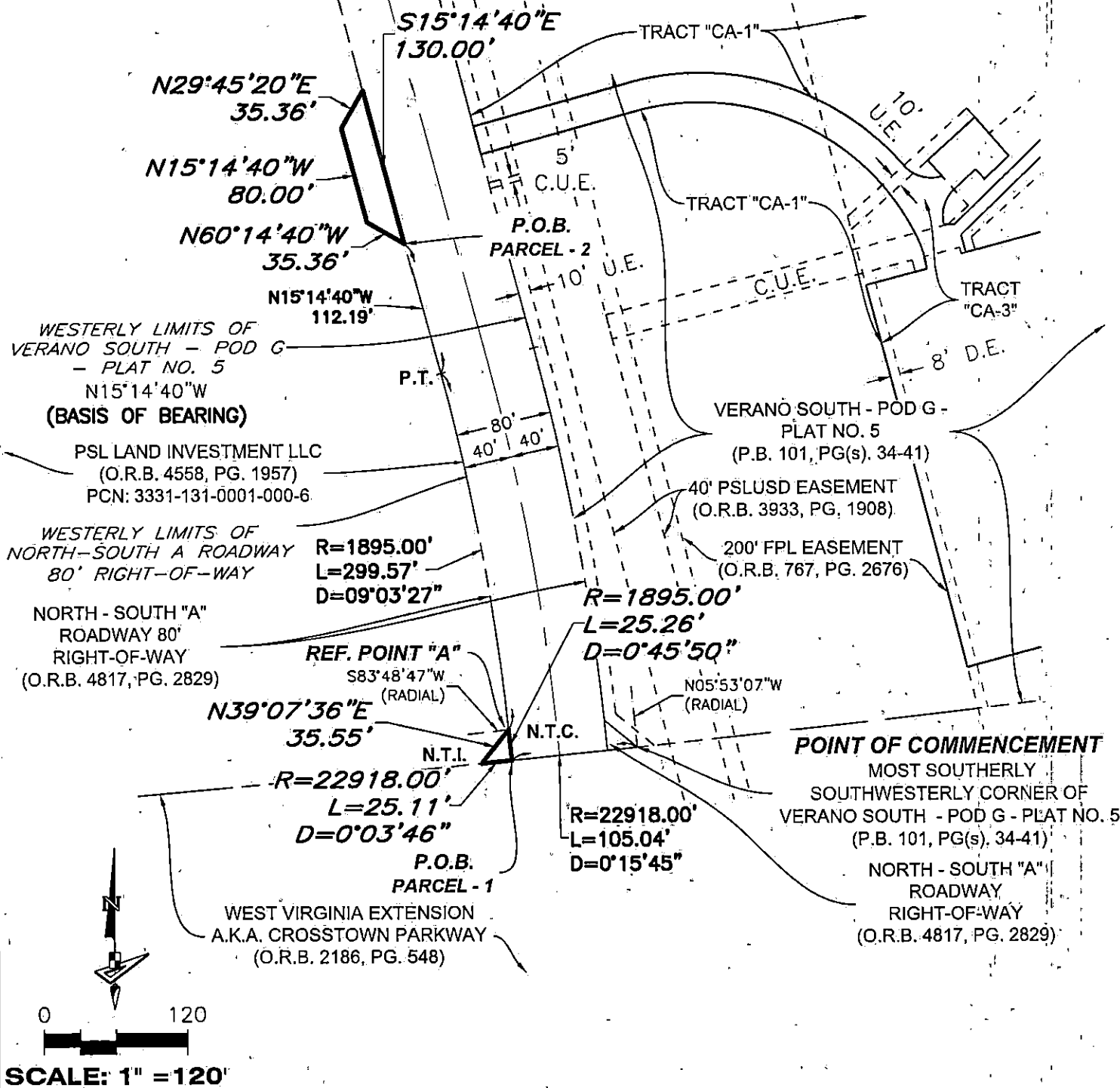
LEGEND

P.O.B. -- POINT OF BEGINNING
P.B. -- PLAT BOOK
PG./PG(s) -- PAGE(s)
O.R.B. -- OFFICIAL RECORD BOOK
PCN -- PARCEL CONTROL NUMBER
REF. -- REFERENCE POINT
R -- CURVE RADIUS
L -- CURVE ARC LENGTH
D -- CURVE CENTRAL ANGLE
P.T. -- POINT OF TANGENCY
N.T.I. -- NON-TANGENT INTERSECTION
N.T.C. -- NON-TANGENT CURVE
U.E. -- UTILITY EASEMENT
C.U.E. -- CITY UTILITY EASEMENT
D.E. -- DRAINAGE EASEMENT
FPL -- FLORIDA POWER & LIGHT
PSLUSD -- PORT ST. LUCIE UTILITY SERVICE DEPARTMENT

VERANO - NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY SKETCH & DESCRIPTION

REVISIONS				Prepared For: COTLEUR HEARING	
No.	Date	Description	Own.	Last Date of Field Survey: N/A	
				<div> GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768</div> <div>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.</div> <div>NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.</div>	
Sheet No. 02 of 03 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
				Section: 06 Twn. 37S Rng. 39E Job #: VERANO_NS A ROAD RW	

LAST SAVED BY: DSCROLL ON: 5/11/2023 12:23 PM
PLOTTED BY: DENNIS SCHOLL ON: 5/11/2023 12:23 PM
PSL INVEST TO CITY.DWG
N-S A ROAD RIGHT OF WAY PSL INVESTMENT TO CITY
VERANO N-S A ROAD RW
DWG NAME: W:VERANO SURVEY SKETCH & DESCRIPTION



VERANO - NORTH-SOUTH "A" ROADWAY RIGHT-OF-WAY SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR HEARING

Last Date of Field Survey: N/A

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.

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Check: GAR P.C.: - Field Book: -
Section: 06 Twn. 37S Rng. 39E Job #: VERANO_NS A ROAD RW

Sheet No. 03 of 03 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

EXHIBIT "B"

Grantor is conveying the Property to Grantee in order to satisfy Condition #45 of Resolution No. 18-R01 of the City Council of the City of Port St. Lucie, Florida (the "Resolution"). Pursuant to the Resolution, use of the Property is hereby forever restricted to public right-of-way purposes and for no other purpose without the prior written consent of Grantor, or Grantor's successors and assigns.

In the event that the City fails to either (1) use the Property for such purpose for a period of 60 consecutive months; or (2) identify during the 60-month period the proposed use of such property in a comprehensive plan or other public facilities plan or development order, then, upon written demand of Grantor, or Grantor's successors and assigns, the City will deliver a quitclaim deed for the Property to the Grantor.