

**MEMORANDUM OF AGREEMENT
BETWEEN
FLORIDA DEPARTMENT OF TRANSPORTATION,
AND
CITY OF PORT ST. LUCIE, FLORIDA**

This MEMORANDUM OF AGREEMENT (the “Agreement”), is made and entered by and between the FLORIDA DEPARTMENT OF TRANSPORTATION, an executive agency of the State of Florida (the “Department”), and the CITY OF PORT ST. LUCIE, FLORIDA, a political subdivision of the State of Florida (the “City”) (the Department and the City may be referred to individually as a “Party” and collectively as the “Parties”).

RECITALS

A. The Department is authorized by Section 334.044, Florida Statutes, to coordinate the planning, development, and operation of the State Highway System and to cooperate with local governments in the development of a statewide transportation system and individual components of the system.

B. The Department’s Florida’s Turnpike Enterprise (“Enterprise”) is authorized by Section 338.2216, Florida Statutes, to plan, develop, own, acquire, construct, improve, maintain, operate, and manage the Florida Turnpike System; and to cooperate and contract with other public entities for such purposes.

C. The City is authorized by Chapters 166 and 335, Florida Statutes, to own, construct, operate, and maintain the city road system roads located within the geographical boundaries of the City of Port St. Lucie, Florida, and to enter into agreements with other governmental agencies for performance of the other agencies’ authorized functions.

D. The Department owns and operates Florida’s Turnpike (SR 91), a limited access highway that is part of the Florida Turnpike System.

E. The Department’s Five-Year Adopted Work Program includes a project to construct a partial interchange to connect Midway Road and SR 91 in the City of Port St. Lucie, Florida under Financial Project Number (FPN) 451858-1 (the “Project”).

F. To ensure the most effective utilization of public resources and to facilitate the construction of the Project, the Parties agreed to establish this Agreement to coordinate various aspects of the Project.

G. It is the intent of the Parties to cooperate and coordinate their efforts and resources to minimize the costs of construction, maintenance, and other Project-related matters as the Department expands and improves its transportation system and facilities within the City of Port St. Lucie, Florida.

AGREEMENT

In consideration of the mutual covenants and promises contained in this Agreement, the Parties agree that the Recitals are true, correct, and incorporated by reference herein, and further agree as follows:

1. **Representations of the City.**

a. To the knowledge of the City, there is no litigation pending or threatened with respect to this Agreement, or the subject matter hereof, which would affect the performance by the City of its obligations under this Agreement.

b. To the knowledge of the City, the execution of this Agreement does not constitute a violation of applicable law or regulations or a breach of or default under any other agreement to which the City is a party or an event that, with the passage of time, would become a breach of or default under any such agreement.

c. All consents, waivers, approvals and other governmental actions required to be taken in order for the City to enter into this Agreement have been received by the City.

2. **Representations of the Department.**

a. To the knowledge of the Department, there is no litigation pending or threatened with respect to this Agreement, or the subject matter hereof, which would affect the performance by the Department of its obligations under this Agreement.

b. To the knowledge of the Department, the execution of this Agreement does not constitute a violation of applicable law or regulations or a breach of or default under any other agreement to which the Department is a party or an event that, with the passage of time, would become a breach of or default under any such agreement.

3. **Department Responsibilities.** Subject to the timely performance by the City of its obligations under this Agreement:

a. The Department will prepare the design and construction criteria required to construct the Project. The Project will generally include, among other things, adding two (2) new ramps (a new northbound off-ramp from SR 91 to Midway Road, and a new southbound on-ramp from Midway Road to SR 91, collectively the “Ramps”), lighting, intelligent transportation systems, resurfacing, and noise walls. Any future changes requested by the City not contemplated in the Project’s design plans approved by the Department (“Project Plans”) may be considered by the Department, but all additional costs resulting from any City-requested changes will be borne solely by the City.

b. The Department will construct the proposed 22-foot noise wall along Winterlakes Park and include the City’s logo as shown on Exhibit “A” as part of the Project.

c. The Department will obtain, at its own expense, all applicable regulatory permits required for the Project.

d. The Department will construct the Project within the existing Department right-of-way (ROW) and property that will be acquired by the Department through the ROW process, in accordance with the terms and conditions of a construction contract to be advertised by the Department on or about October 4, 2026. The Department may adjust the Project's schedule as necessary and will provide reasonable notice to the City. Such adjustments shall not require an amendment to this Agreement.

e. The Department will administer the work so that the Project is constructed in accordance with the Project Plans, and their respective specifications as approved by the Department. The Department will administer the construction and construction engineering and inspection work for the Project. The Department shall not be responsible for any costs associated with aesthetic enhancements to structures, roadway elements, or landscaping beyond what is in the Project Plans.

f. The Department shall be responsible for permit compliance during construction of the Project.

g. Upon final acceptance of the Project by the Department, the Department will own, operate and maintain, at its sole cost, all areas of the Project for which maintenance responsibility is assigned to the Department as depicted on Exhibit "B" (as such exhibit may later be amended) (subject to Section 4.h below), in accordance with the Department's standard schedules for maintenance. The Department's responsibilities within the Department's maintenance limits will include:

1. All roadway features, fencing and gates, pavement striping, safety devices, lighting, over-head sign structures, and ground-mounted signage.
2. All portions of the Enterprise intelligent transportation system located within the interchange at Midway Road and SR 91.
3. The Ramps.
4. Retaining walls.
5. Noise walls.

h. The Department will maintain the noise wall and City's logo as shown on Exhibit "A" for the proposed 22-foot noise wall along Winterlakes Park as part of the Project.

i. Upon final acceptance of the Project by the Department, the Department shall operate and maintain the drainage features, at its sole cost, for all areas of the Project within the Department's maintenance limits of Exhibit "B" (as such exhibit may later be amended) except

those owned, operated and maintained by the City as depicted in Exhibit “C” (as such exhibit may later be amended).

j. The Department will notify the City at least two (2) business days prior to performing any periodic maintenance on any portions of the Project on the City’s right-of-way (ROW) (or which require entry upon City ROW) for which maintenance responsibility is assigned to the Department under this Agreement. However, the Department may perform the work without advance notice to the City if there is an immediate risk of injury to persons or property, in which case, the City shall be notified as soon as possible that emergency maintenance was performed.

4. **City Responsibilities.** As conditions to the Department’s responsibilities under this Agreement:

a. The City acknowledges that construction of the Project will partially occur in the City’s ROW. The City grants the Department, its consultants, and contractors (at no cost to the Department, its consultants, or contractors), for the duration of the Project, the right to enter upon, over, through, under, across, and to occupy City ROW for the purpose of constructing the Project as more fully described in the Project Plans. The City agrees not to unreasonably withhold the ROW permit(s) required for these purposes.

b. Any future construction and maintenance costs associated with aesthetic enhancements requested by the City over and above Department guidelines, if agreed to by the Department, shall be the responsibility of the City. If the City requests such enhancements, the Department will request the contractor for the Project to provide such enhancements only after the City has made the necessary arrangements with the Department to provide the additional funding for such aesthetic enhancements in accordance with the Department’s funding requirements, and after the City has executed a maintenance agreement for the enhancements.

c. The City permits the Department to perform clearing and drainage activities, which includes clearing and grubbing and the establishment of a ditch per the Project Plans, within a City drainage facility (the “Drainage Work”) as depicted on Exhibit “D” (as such exhibit may later be amended) as part of the Project.

d. The City permits the Department, during the term of the Project, to perform the Drainage Work within the City’s ROW. The Department is responsible for obtaining all permits and other approvals required by any governmental agency having jurisdiction over the Drainage Work. The Drainage Work shall be at the sole cost and expense of the Department.

e. The City shall convey Parcels 101A, 101B, 101C, and 101D, as depicted on Exhibit “E” (as such exhibit may be amended) (collectively referred to as “City Parcels”) to the Enterprise. The City shall convey the City Parcels to the Enterprise via a Quit Claim Deed in substantially the same form as the attached Exhibit “F”. The City’s conveyance of the City Parcels shall be at the sole cost and expense of the Enterprise. The City shall convey the City Parcels to the Enterprise within sixty (60) calendar days of the execution of this Agreement.

f. The parties agree that the legal description to be attached to the Quit Claim Deed describing the City Parcels shall include the following language, “Together with all rights of ingress, egress, light, air and view between Grantor’s abutting property and any facility constructed on the above-described property. This does not create any right of access, easements rights or any other interest onto, over, or above the Grantor’s abutting property.”

g. The Parties agree that Pond 2-1 (“Stormwater Management Pond”), located in the Department’s ROW, as reflected in Exhibit “B” to this Agreement, shall be a joint use pond, allowing both Parties to discharge stormwater to this facility. The terms and conditions under which the City may jointly use the Stormwater Management Pond are defined in this Agreement.

1. The Department hereby grants to the City, its successors, and assigns, and its employees, contractors, and agents, a limited, non-exclusive license to discharge stormwater to Pond 2-1 identified in Exhibit “B”. The license granted herein is for no other purpose(s) without the express written consent of the Department. The stormwater discharge shall be limited to the contributing areas of Pond 2-1 as depicted in Exhibit “B”, as described and approved under South Florida Water Management District ("SFWMD") Environmental Resource Permit (“ERP”) Permit No. To Be Determined (Application No. 260318-62538). No additional expansion or drainage connections to the Stormwater Management Pond shall be undertaken by the City without prior written approval from the Department. Department will notify the City of the SFWMD ERP Permit number after the permit is issued. Such notification shall not require an amendment to this Agreement.
2. The City agrees that all stormwater discharges which are the subject of the license(s) granted above shall comply with all applicable local, state and Federal codes, laws, statutes, rules, and requirements, including, but not limited to, the terms and conditions of that certain SFWMD ERP Permit No. To Be Determined (Application No. 260318-62538). Furthermore, the City shall not cause or allow any hazardous or toxic substance or other contaminant regulated under any local, state or Federal code, law, statute, rule or requirement to be discharged or released into or upon the Stormwater Management Pond. In the event of an accident or emergency that creates, or may create a hazardous condition under any local, state, or Federal code, law, statute, rule or requirement, either of the Parties may initiate repairs, clean up or remediation to and on the other Party's stormwater drainage system within the Project limits to limit or eliminate the hazardous condition. The Party performing the repairs, clean up or remediation will coordinate with the other Party for authorization if the repair, clean up or remediation will be conducted on the other Party's stormwater drainage system. If either Party performs such repairs, clean up or maintenance on the other Party’s stormwater drainage system, the Party performing the repairs, clean up or maintenance shall be entitled to reimbursement for the cost incurred for the same. The Parties hereby grant

each other all such licenses and rights of access reasonably necessary to allow the other Party to initiate repairs, clean up or remediation to and on the other Party's stormwater drainage system within the Project limits to limit or eliminate a hazardous condition, including, without limitation, the right to enter upon the other Party's property.

3. Nothing herein shall grant the City, the general public, or the owner or occupant of any lands any right, easement, or privilege in or use of the Stormwater Management Pond other than the limited license specifically granted to the City as set forth herein. Notwithstanding anything herein to the contrary, the Department retains the right to remove, reshape, reconstruct, renovate, or otherwise modify the Stormwater Management Pond located in its ROW. The City shall be responsible, at its expense, for damage resulting from the negligent acts or omissions of the City or its agents in the exercise of the license granted to the City herein.
4. It is hereby agreed by the Parties that this Agreement creates a permissive use only for stormwater discharge to Pond 2-1 identified in Exhibit "B". Neither the granting of the license described herein nor either Party's use, occupancy, maintenance, or possession of the other Party's ROW, including, but not limited to, the Stormwater Management Pond, shall operate to create or vest any property right, title, interest or estate to the other Party's respective ROW. The provisions of this paragraph shall survive the expiration or earlier termination of the Agreement in accordance with the laws of the State of Florida.

h. Upon final acceptance of the Project by the Department, the City shall operate and maintain the drainage features, at its sole cost, for all areas of the Project owned by the City as depicted on Exhibit "C" (as such exhibit may later be amended).

i. The City shall perpetually maintain all portions of the Project owned by the City in good repair and working order, and in a manner which will not interfere with the convenient, safe, and continuous use of SR 91 and other Department facilities adjacent thereto. If any portion of the Project owned by the City is damaged such that it is not structurally stable or presents a safety hazard to the public, it shall be repaired to a safe condition in a timely manner.

1. For any periodic maintenance activities on any portion of the Project within the Department's ROW for which maintenance responsibility is assigned to the City under this Agreement, the City shall submit to the Department a maintenance plan in accordance with all Department standards, procedures, and specifications. This maintenance plan must be submitted to the Enterprise's Maintenance Office in advance of the planned maintenance work and approved by the Department prior to commencing any maintenance or repair activities (this requirement shall not be construed to limit the City's responsibility for taking immediate action to protect the traveling public in the event any portion of the Project

maintained by the City is determined to pose an imminent safety threat). It is hereby agreed by the Parties that neither the granting of permission to access the Department's ROW nor the City's use or occupancy of the Department's ROW shall operate to create or vest any property right to or in the City. For any maintenance activities that will require a lane closure on SR 91 or impact traffic on SR 91, the City must provide a signed and sealed Maintenance of Traffic Plan and lane closure analysis to the Department for its review and approval prior to commencing such maintenance activities.

2. Maintenance work performed by the City on the Department's ROW shall only be performed by City staff or qualified contractors, the selection of which is subject to review and approval by the Department, and shall be subject to the requirements of this Agreement generally applicable to work in Department ROW, including the requirements for advance notice of work to be performed, maintenance of traffic, workmanlike performance, erosion and pollution control, environmental requirements, avoidance of damage to Department facilities, public safety, hours of operation, and lane closures. Maintenance work that includes reconstruction of any portions of the Project shall be subject to all provisions of this Agreement applicable to the initial construction of the Project.
3. Unless otherwise agreed to by the Department in a separate writing, improvements constructed as part of the Project for which the City is responsible for maintenance shall be maintained to the same dimensions as originally constructed. The City shall not cause or permit any liens or encumbrances to attach to any portion of Department ROW.
4. If the City fails to properly maintain any portions of the project within the Department's ROW, for which maintenance responsibility is assigned to the City under this Agreement, the Department will provide written notice to the City with a timeframe for correcting the deficiency. Non-emergency repairs will be provided at least thirty (30) calendar days advance notice. If the City fails to perform the required maintenance within the initially designated timeframe or other time frame agreed to by both parties, the Department retains the right to perform the work at the City's expense.
5. The City shall be solely responsible for any damages to Department real property, any surrounding property, real estate, vehicles, pedestrians, or other persons or things occurring as a result of its operation or maintenance activities, at no expense to the Department. In addition, the City will be solely responsible for clean-up and restoration required to correct any environmental or health hazards that may result from its maintenance operations, at no expense to the Department. The City shall not store any hazardous materials within the Department ROW.

The provisions of paragraph 4.i shall survive the expiration or termination of this Agreement.

j. The City must submit its proposed plans to the Department for review and must receive approval from the Department prior to commencing any work to modify any portion of the Project owned by the Department or within Department ROW.

k. The City will notify the Department at least two (2) business days prior to performing any periodic maintenance on any portions of the Project on the Department's ROW (or which require entry upon Department ROW) for which maintenance responsibility is assigned to the City under this Agreement. However, the City may perform the work without proper notice to the Department if there is an immediate risk of injury to persons or property, in which case, the Department shall be notified as soon as possible that emergency maintenance was performed.

l. Unless otherwise authorized by the Department in a separate permit or written agreement, no public access to any portion of the Department's ROW shall be permitted by the City.

Remainder of page intentionally left blank

5. Miscellaneous

a. Any amendment to or modification of this Agreement or any alteration, extension, supplement, or change of time or scope of work shall be in writing and signed by both Parties.

b. Any notice or other document which either Party is required to give or deliver to the other under the terms of this Agreement shall be given in writing and delivered personally or sent to:

TO DEPARTMENT:

Executive Director
Florida's Turnpike Enterprise
Turnpike Headquarters – Bldg. 5315
P.O. Box 613069
Ocoee, Florida 34761

With a copy to:

Chief Counsel
Florida's Turnpike Enterprise
Turnpike Headquarters – Bldg. 5315
P.O. Box 613069
Ocoee, Florida 34761

TO CITY:

Jesus Merejo, City Manager
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

With a copy to:

Richard Berrios, City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

c. The Department may cancel this Agreement for refusal of the City to allow public access to all documents, papers, letters, or other materials subject to the provisions of Chapter 119, Florida Statutes, made or received by the City in conjunction with this Agreement.

d. Nothing in this Agreement shall prevent the Parties from entering into third party agreements that require third parties to assist the Parties with their obligations under this Agreement; provided, however, such third-party agreements shall not in any manner relieve the Parties of their obligations under this Agreement. Neither the Department nor the City shall be obligated or liable hereunder to any person or entity not a party to this Agreement. This Agreement confers no rights on any third party and shall not create any third-party beneficiary under this Agreement, nor shall this Agreement authorize anyone not a Party to this Agreement to maintain a suit against the Department or the City pursuant to the terms of this Agreement.

e. Upon request, the City will (at no cost to the Department, its consultants, or contractors) enter into any additional agreement(s) as may be necessary for the Department to perform the work required for the Project to otherwise effectuate the terms of this Agreement.

f. The requirements of Section 339.135(6)(a), Florida Statutes, are incorporated into this Agreement:

“The Department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year.”

g. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

h. No waiver by either Party of any failure by the other Party to timely perform any of its obligations under this Agreement, shall be construed as a waiver of any succeeding failure of the defaulting Party to perform or as a waiver of the defaulting Party’s obligations under this Agreement.

i. Nothing in this Agreement shall constitute a waiver by either Party of its sovereign immunity for any damages claimed by third parties, nor shall anything included herein be construed as consent by the City or the Department to be sued by third parties in any matter arising out of this Agreement.

j. To the extent provided by law, each Party agrees to indemnify the other Party against any damages arising out of, relating to or resulting from the indemnifying Party’s own negligent acts or omissions in connection with this Agreement, to the extent and within the limitations of Section 768.28, Florida Statutes. The foregoing indemnification shall not constitute a waiver of either Party’s sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes, nor shall the same be construed to constitute an agreement by either Party to assume any liability of any kind for the acts, omissions, and/or negligence of the other Party.

k. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

l. THE CITY AND THE DEPARTMENT HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVE TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING RELATING TO THIS AGREEMENT AND FOR ANY COUNTERCLAIM THEREIN.

m. This Agreement shall be binding upon the Parties, their successors and assigns. The City may not assign any of its rights or obligations under this Agreement. The Department may not assign any of its rights or obligations under this Agreement.

n. This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, and such counterparts together shall constitute one in the same instrument.

Remainder of page intentionally left blank

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date last signed by a Party.

CITY OF PORT ST. LUCIE, FLORIDA
a political subdivision of the State
of Florida

**FLORIDA DEPARTMENT OF
TRANSPORTATION, FLORIDA'S
TURNPIKE ENTERPRISE**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

(SEAL)

ATTEST:

By: _____

As authorized for execution at the City
Council meeting of:

Date: _____

Legal Review (City)

Legal Review (Department)

EXHIBIT "A"

PROJECT REQUIREMENTS								TABLE DATE 1-01-14
WALL NO. (1)	REQUIRED: (YES/NO)			REQUIRED TEXTURES:				PANEL TYPE (FLUSH/ RECESSED/ EITHER)
	GRAPHICS (1)	COLORED COATINGS (2)	PRECAST POST CAP (3)	PANELS:		POSTS:		
				FRONT FACE	BACK FACE	FRONT FACE	BACK FACE	
NW-1	YES	YES	YES	TYPE "A"	TYPE "A"	TYPE "A"	TYPE "A"	RECESSED

- (1) SEE CONTROL DRAWINGS
(2) COAT ALL EXPOSED FACES OF WALL WITH CLASS 5 APPLIED FINISH COATINGS.
THE PANEL COLOR SHALL BE PER FEDERAL COLOR CHART, FEDERAL STANDARD FS 23717 LIGHT TAN.
THE PANEL TOP BAND COLOR SHALL BE FEDERAL COLOR CHART, FEDERAL STANDARD NO. FS33466 SANDALWOOD.
(3) THE POST AND CAP COLOR SHALL BE PER FEDERAL COLOR CHART, FEDERAL STANDARD FS 23717 LIGHT TAN.

SUMMARY OF FOUNDATIONS AND WALL QUANTITIES							TABLE DATE 1-01-15
WALL NO.	STATION TO STATION	FOUNDATION (4)	TOP OR SIDE INSTALLED (T, S)	TOP OF WALL ELEV. (FT)	BOTTOM OF WALL ELEV. (FT)	POST LENGTH (FT)	AREA (SF)
NW-1	5668+80.00 TO 5688+86.76	SOIL 1	T	VARIES *	VARIES *	23'-0 1/2"	46,230

- (4) SOIL 1 = LOOSE GRANULAR SOILS (4 ≤ N ≤ 9)
SOIL 2 = MEDIUM DENSE GRANULAR SOIL (10 ≤ N ≤ 40)
SD = SPECIAL DESIGN DETAILS (SEE CONTROL PLANS)

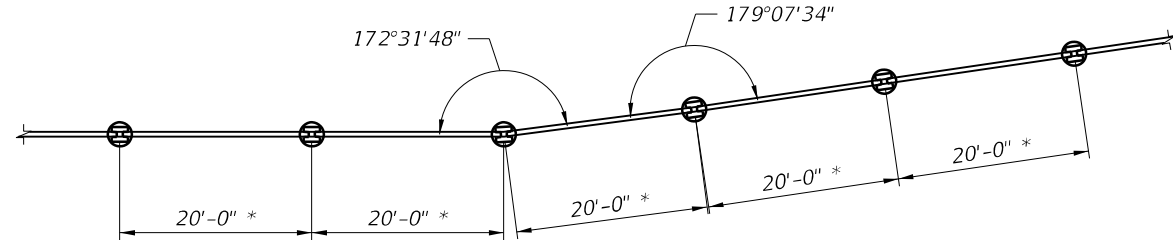
* SEE NOISE WALL PLAN AND ELEVATION SHEETS FOR WALL ELEVATIONS.

GENERAL NOTES:

- WORK THESE DATA TABLES WITH STANDARD PLANS INDEX. NO. 534-200
- BOTTOM OF WALL SHALL BE AS SHOWN IN THE PLANS AND A MINIMUM OF 6" BELOW PROPOSED GROUND LINE.
- NOISE WALLS SHALL MEET THE PROJECT AESTHETIC REQUIREMENTS AS DEPICTED IN THE TABLES ON THIS SHEET AND ELSEWHERE IN THE PLANS.
- FRONT FACE INDICATES ROADWAY SIDE OF WALL. BACK FACE INDICATES NON-ROADWAY SIDE OF WALL.
- LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. REFER TO THE UTILITY ADJUSTMENT SHEETS IN THE ROADWAY PLANS FOR DETAILS.
- TYPICAL POST SPACING = 20'-0" UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIALS WITHIN 6.25 FT. OF THE PERIMETER OF THE FOUNDATION. IF FILL SOILS ARE REQUIRED, COMPACT IN ACCORDANCE WITH SPECIFICATION SECTION 120. IF UNSUITABLE MATERIAL CAN NOT BE REMOVED, CONTACT ENGINEER OF RECORD TO DETERMINE IF ADDITIONAL FOUNDATION LENGTH IS REQUIRED.
- DESIGN WIND SPEED = 170 MPH
- THE CONTRACTOR SHOULD ANTICIPATE DIFFICULT PILE INSTALLATION CONDITIONS DUE TO THE PRESENCE OF LIMESTONE, VERY LOOSE SAND, ORGANIC SOILS, COMPACTED FILL, OR ANY COMBINATION OF THESE LAYERS. THE PRESENCE OF DIFFICULT SOIL CONDITIONS CAN OCCUR AT VARYING DEPTHS BELOW THE GROUND. BASED ON PREVIOUS PROJECT EXPERIENCE ALONG THE HEFT CORRIDOR. LIMESTONE NEAR EXISTING CANALS IS ANTICIPATED TO BE FRACTURED AND POROUS, AND LARGE BOULDERS ARE BURIED BELOW GRADE, ANTICIPATE POTENTIAL CAVE-IN OF THE ORGANIC AND SANDY SOILS AND LIMESTONE, DIFFICULT INSTALLATION CONDITIONS DUE TO THE PRESENCE OF HARD LIMESTONE AND BOULDERS, AND LEACHING OF DRILLED MATERIALS AND GROUT INTO THE CANALS DUE TO FRACTURED AND POROUS LIMESTONE TO REACH PROPOSED FOUNDATIONS DEPTH.

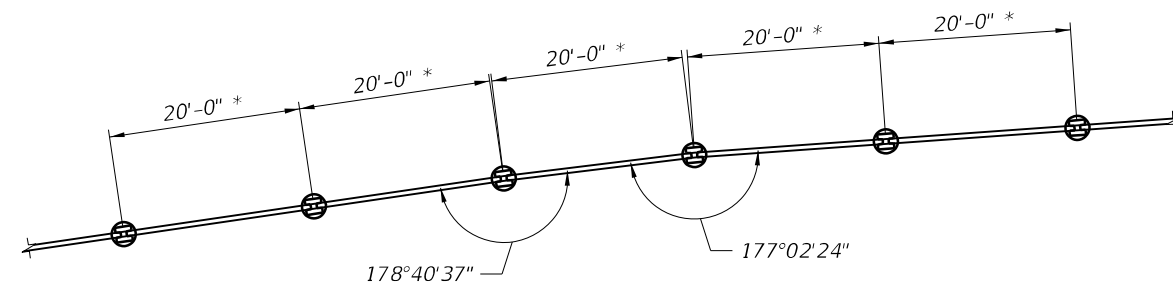
EXHIBIT A

REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE:	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID	PROJECT NAME:	SHEET NO.
							SR 91	ST. LUCIE	451858-1-52-01	NOISE WALL DETAILS (1 OF 6)		
										TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-2	



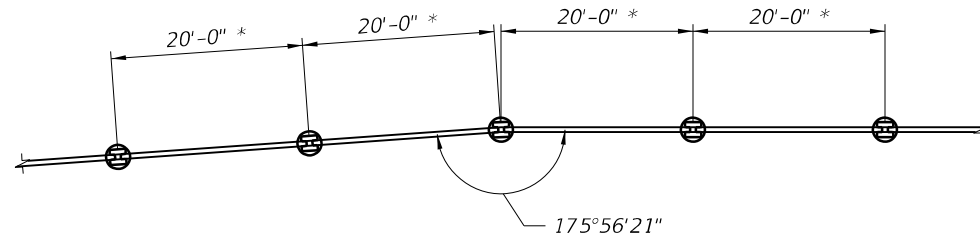
DETAIL A

* DIMENSIONS MEASURED CENTER-TO-CENTER OF AUGER CAST PILES



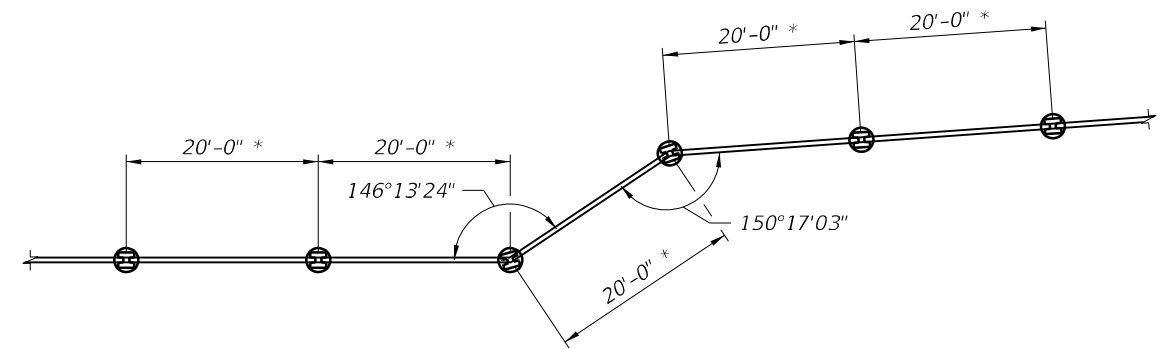
DETAIL B

* DIMENSIONS MEASURED CENTER-TO-CENTER OF AUGER CAST PILES



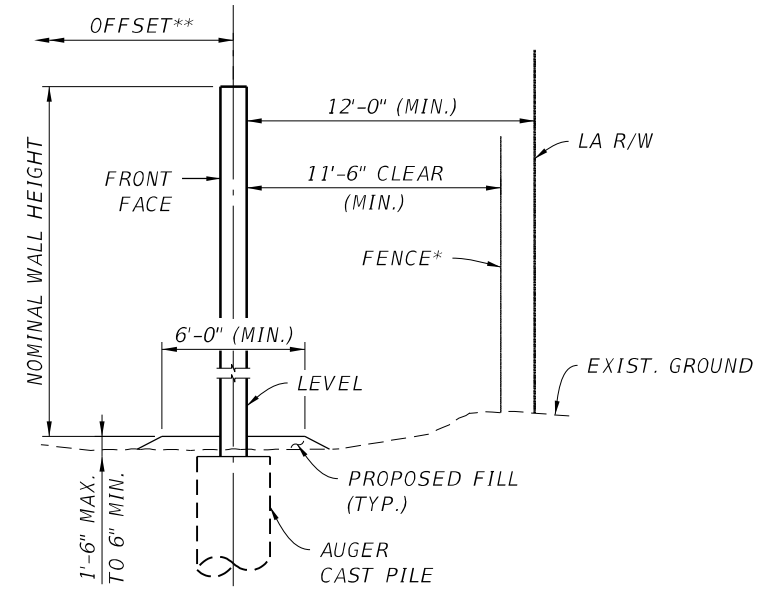
DETAIL C

* DIMENSIONS MEASURED CENTER-TO-CENTER OF AUGER CAST PILES



DETAIL D

* DIMENSIONS MEASURED CENTER-TO-CENTER OF AUGER CAST PILES



NOISE WALL TYPICAL SECTION

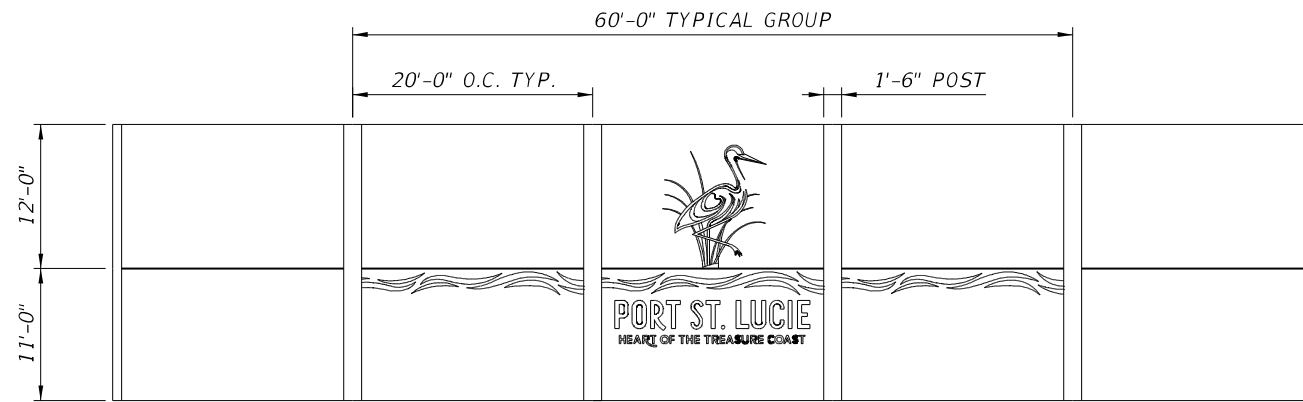
*FOR EXISTING FENCE DISPOSITION, AND PROPOSED FENCE TYPE, AND ATTACHMENTS, SEE ROADWAY PLANS.
 **ALL OFFSETS AND STATION CALLOUTS ARE IN REFERENCE TO ϕ POST AND PANEL. (EXCEPT FOR CORNER POST, OFFSET IS REFERRED TO ϕ OF WALL AND AUGER CAST PILE.)

- NOTES:**
- FOR LOCATIONS OF DETAIL A THROUGH DETAIL D, SEE SHEET NOS. BNW-10 AND BNW-11.

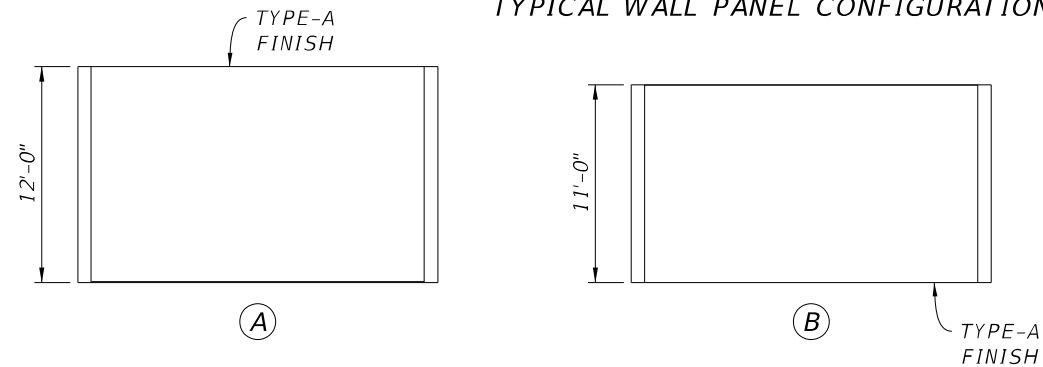
EXHIBIT A

2/23/2026 5:08:16 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\W1WallDetail02.dgn

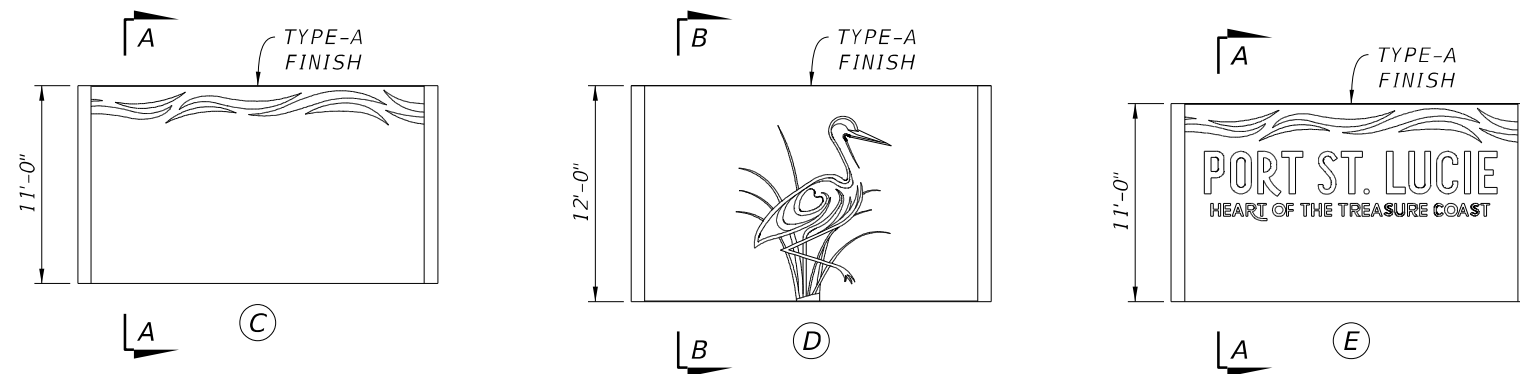
REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL DETAILS (2 OF 6)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
							SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BW-3	



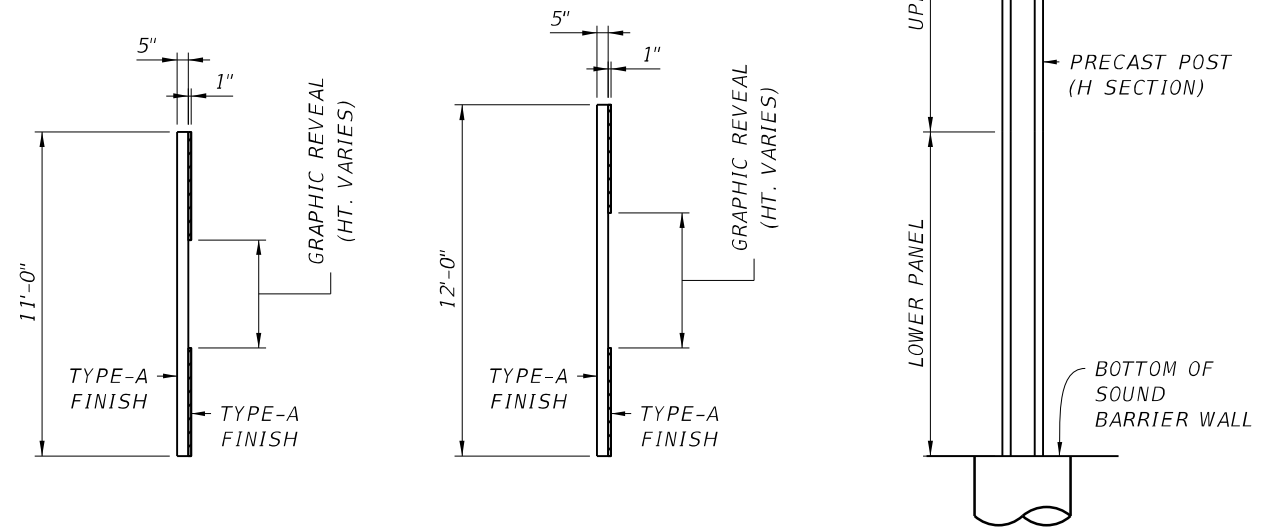
TYPICAL WALL PANEL CONFIGURATION



WALL PANEL SERIES "A" & "B" (FRONT FACE)



WALL PANEL WITH GRAPHICS SERIES "C", "D", & "E" (FRONT FACE)



SECTION A-A

SECTION B-B

SECTION THROUGH WALL

GRAPHIC PANEL SUMMARY TABLE				
WALL NO.	GRAPHIC PANEL TYPE			NUMBER OF GROUPS
	C	D	E	
NW-1	8	4	4	4

TABLE NOTES:

- SUMMARY TABLE SHOWS NUMBER OF GRAPHIC PANEL TYPES PER WALL.
- NUMBER OF GROUPS INDICATE HOW MANY GRAPHICS PANEL GROUPS ARE IN EACH WALL.
- GRAPHIC PANELS GROUPS SHALL CONSIST OF 3 CONTINUOUS PANELS.
- ALL GRAPHIC PANEL ANIMALS WILL FACE NORTHWARD ON WALL.

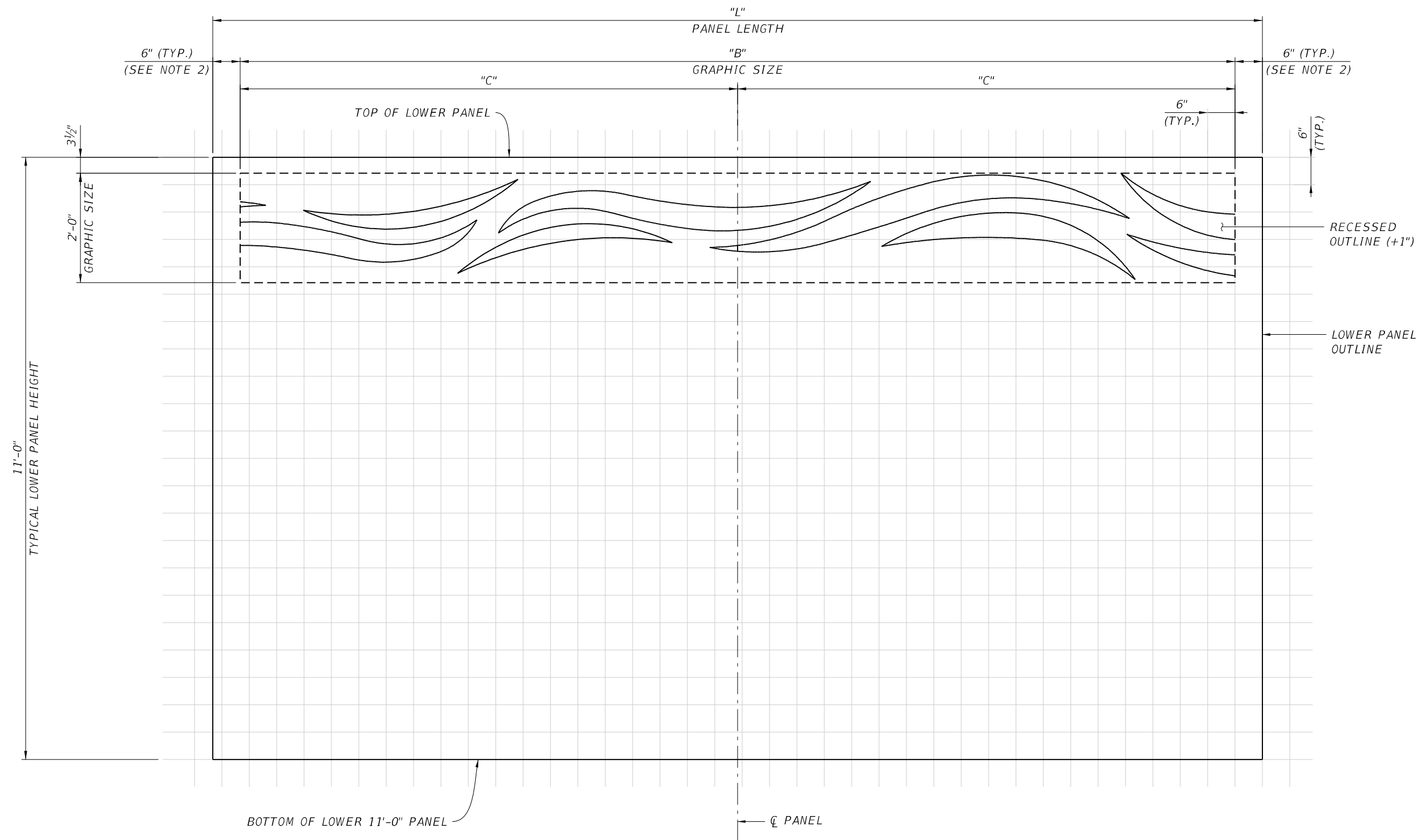
NOTES:

- ALL GRAPHICS REVEALS ARE TO FIT FULLY ON EACH PANEL WITH NO OVERLAP TO OTHER PANEL, INCLUDING POSTS.
- PANELS SHALL BE 12'-0" (MAX) HEIGHT X 19'-2" (MAX) WIDTH X 5" PLUS AN ADDITIONAL 1/2" FOR FRONT FACE PANEL TEXTURE.
- SHOP DRAWINGS
 - THE CONTRACTOR WILL SUBMIT WALL ELEVATIONS CONTROL PLAN INDICATING THE PROPOSED PANEL LAYOUT AND THE PANEL, POST AND GRAPHIC COLOR LAYOUT. THE SHOP DRAWINGS SHALL ALSO INCLUDE PROPOSED CONSTRUCTION DETAILS AND FORMLINER TEXTURE.
 - CONTRACTOR SHALL FABRICATE UP TO THREE FULL SIZE SAMPLE PANELS FOR APPROVAL. WHEN APPROVED, THESE PANELS MAY BE USED FOR FINAL CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT A COLOR SAMPLE FOR APPROVAL PRIOR TO PAINTING WALLS.

EXHIBIT A

2/23/2026 5:08:22 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\W1WallDetail03.dgn

REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL DETAILS (3 OF 6)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
							SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-4	



PANEL	DIMENSIONS		
	L	B	C
TYPICAL	19'-2"	18'-2"	9'-1"

WALL PANEL WITH GRAPHICS SERIES "C"

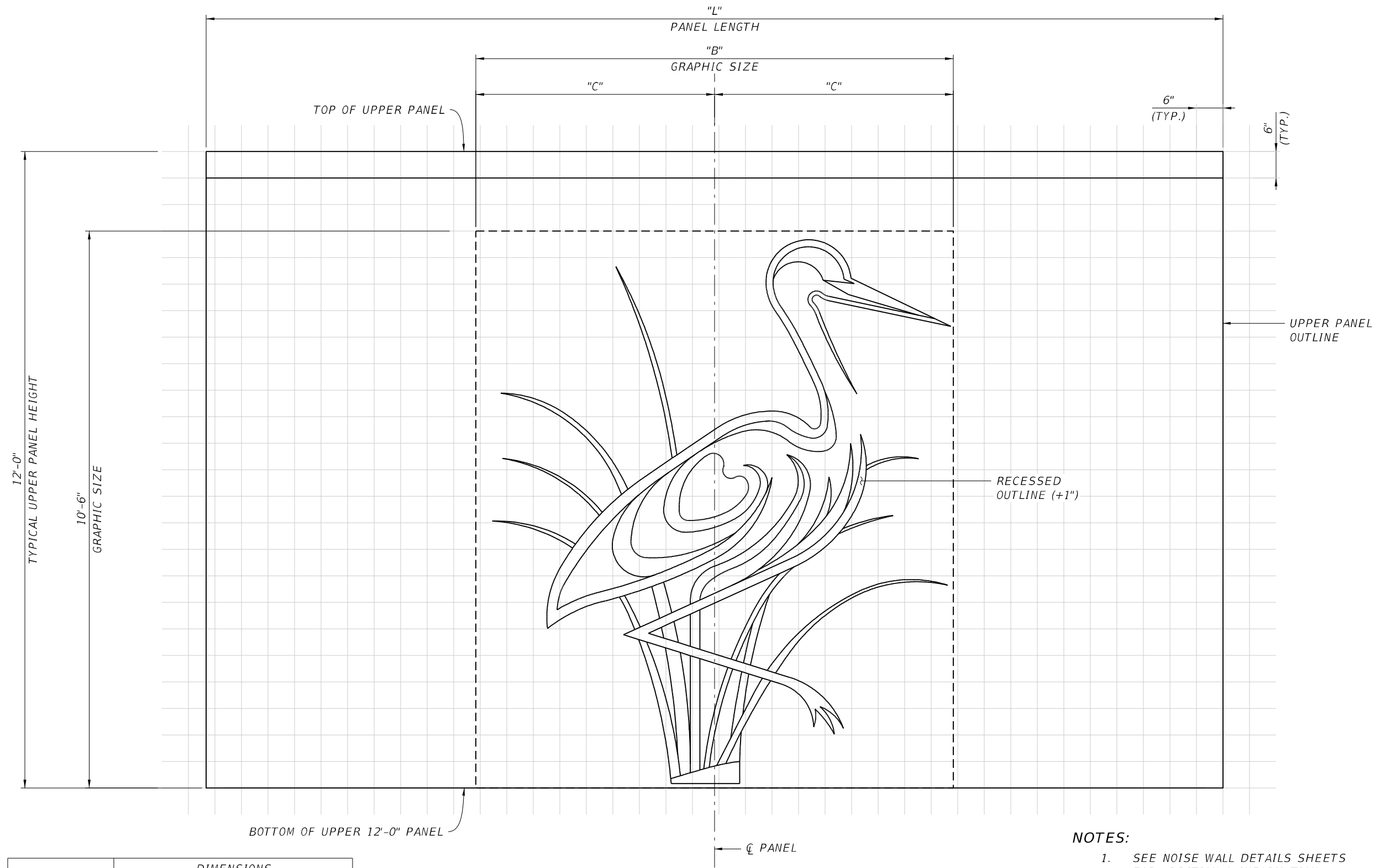
NOTES:

- SEE NOISE WALL DETAILS SHEETS FOR ADDITIONAL INFORMATION.
- TRIM GRAPHIC WIDTH AS REQUIRED TO MAINTAIN 6" LIP TO EDGE OF TOTAL PANEL LENGTH. TRIM GRAPHIC ENDS EQUALLY.

EXHIBIT A

2/23/2026 5:08:25 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\W1WallDetail04.dgn

REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL DETAILS (4 OF 6)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
							SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-5	



PANEL	DIMENSIONS		
	L	B	C
TYPICAL	19'-2"	9'-0"	4'-6"

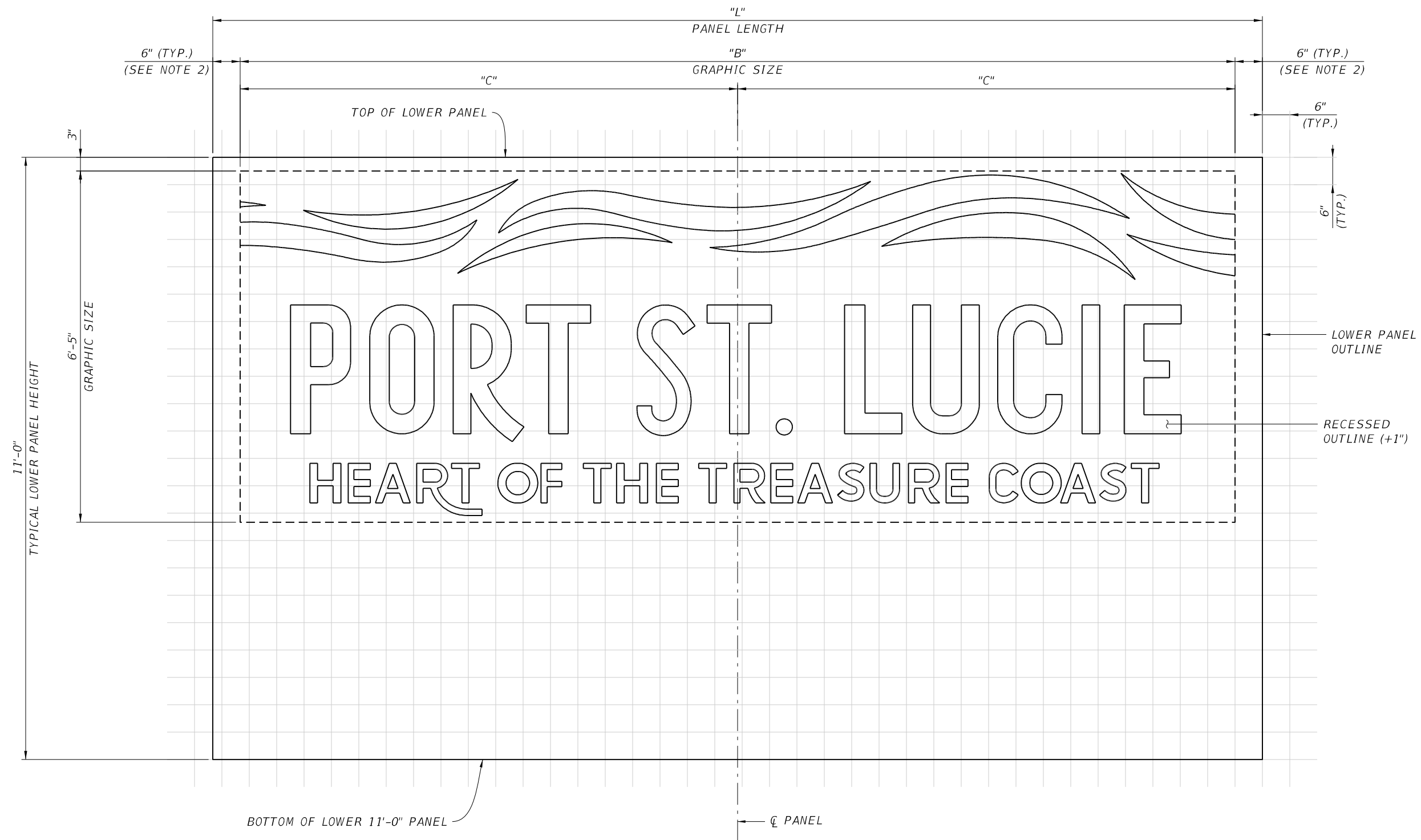
WALL PANEL WITH GRAPHICS SERIES "D"

- NOTES:**
- SEE NOISE WALL DETAILS SHEETS FOR ADDITIONAL INFORMATION.
 - TRIM GRAPHIC WIDTH AS REQUIRED TO MAINTAIN 6" LIP TO EDGE OF TOTAL PANEL LENGTH. TRIM GRAPHIC ENDS EQUALLY.

EXHIBIT A

2/23/2026 5:08:28 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\W1WallDetail05.dgn

REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL DETAILS (5 OF 6)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
							SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-6	



PANEL	DIMENSIONS		
	L	B	C
TYPICAL	19'-2"	18'-2"	9'-1"

WALL PANEL WITH GRAPHICS SERIES "E"

NOTES:

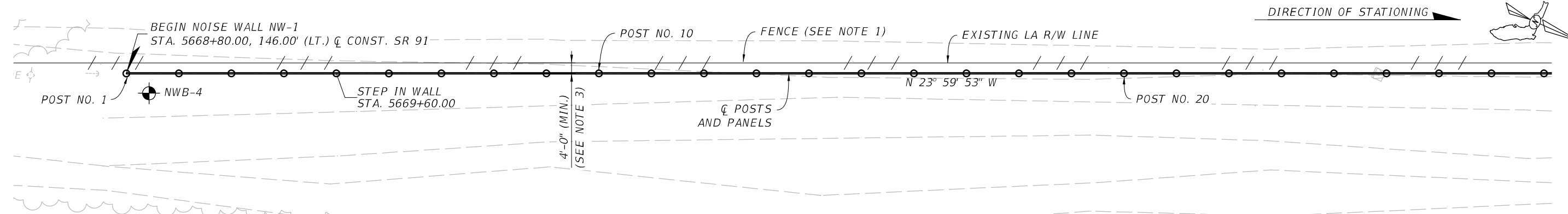
1. SEE NOISE WALL DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. TRIM GRAPHIC WIDTH AS REQUIRED TO MAINTAIN 6" LIP TO EDGE OF TOTAL PANEL LENGTH. TRIM GRAPHIC ENDS EQUALLY.

EXHIBIT A

2/23/2026 5:08:32 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\W1WallDetail06.dgn

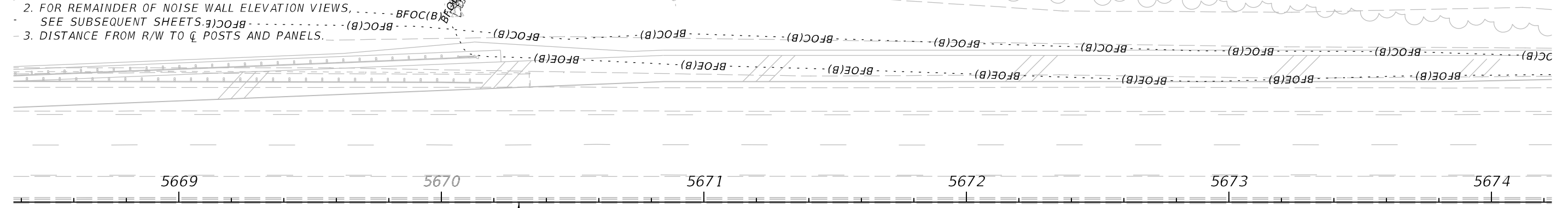
REVISIONS						DRAWN BY: CDB	CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL DETAILS (6 OF 6)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
						SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-7		

ANTHONY Q. NGUYEN, P.E.
LICENSE NUMBER: 64453
WGI, INC.
3111 W. DR. MARTIN LUTHER KING JR. BLVD.,
SUITE 400, TAMPA, FL 33607



NOTES:

1. SEE ROADWAY PLANS FOR ADDITIONAL INFORMATION.
2. FOR REMAINDER OF NOISE WALL ELEVATION VIEWS, SEE SUBSEQUENT SHEETS.
3. DISTANCE FROM R/W TO ϕ POSTS AND PANELS.



PLAN - NOISE WALL NW-1

ELEVATION - NOISE WALL NW-1

LEGEND:

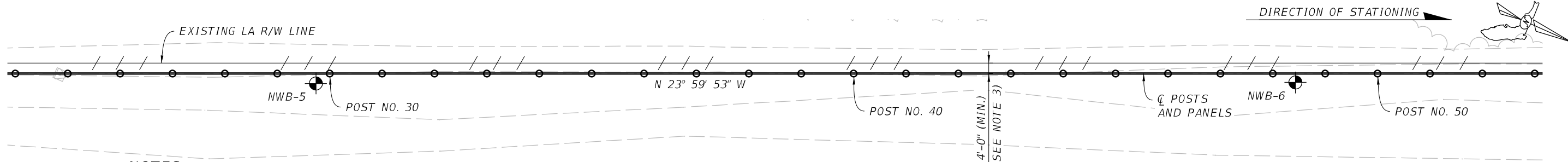
- U.N.O. - UNLESS NOTED OTHERWISE
- \odot - POST NO.
- \bullet - APPROXIMATE LOCATION OF SOIL BORING
- \square - PANEL TYPE

* SEE FOUNDATION DESIGN ON NOISE WALL DETAILS (1 OF 6) SHEET

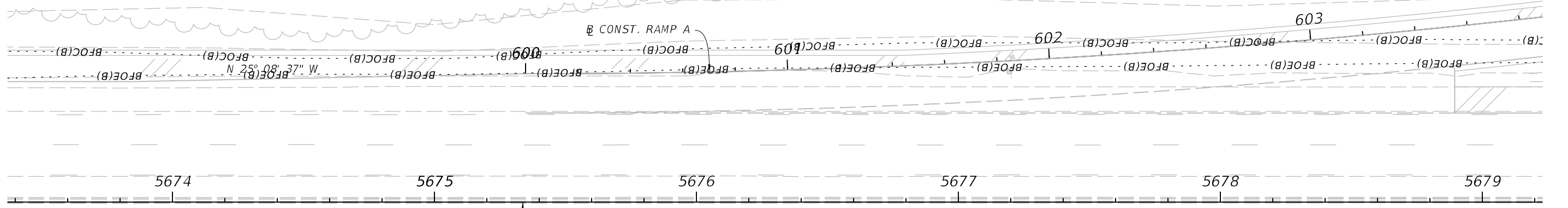
EXHIBIT A

2/23/2026 5:08:39 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\NoiseWall01.dgn

REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL NW-1 PLAN AND ELEVATION (1 OF 4) PROJECT NAME: TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		SHEET NO.
						SR 91	ST. LUCIE	451858-1-52-01		BNW-8		



NOTES:
 1. SEE ROADWAY PLANS FOR ADDITIONAL INFORMATION.
 2. FOR REMAINDER OF NOISE WALL ELEVATION VIEWS, SEE SUBSEQUENT SHEETS.
 3. DISTANCE FROM R/W TO ϕ POSTS AND PANELS.



PLAN - NOISE WALL NW-1

2010'-0" (TOTAL WALL LENGTH)

500'-0" (SEE NOTE 2)

ELEVATION - NOISE WALL NW-1

LEGEND:

- U.N.O. - UNLESS NOTED OTHERWISE
- \bullet - APPROXIMATE LOCATION OF SOIL BORING
- (X) - POST NO.
- [X] - PANEL TYPE

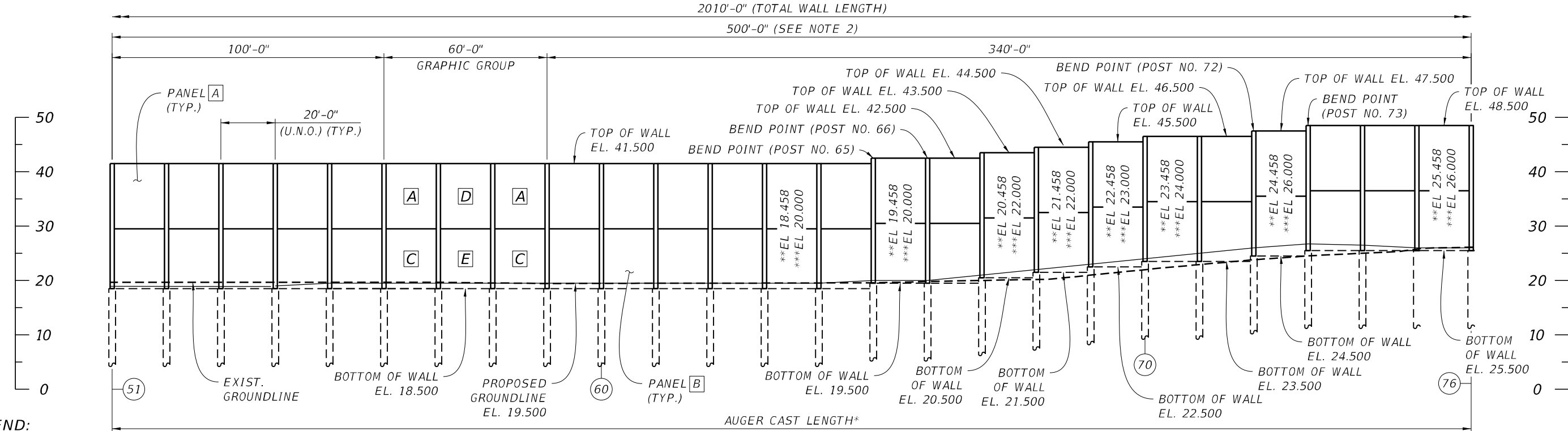
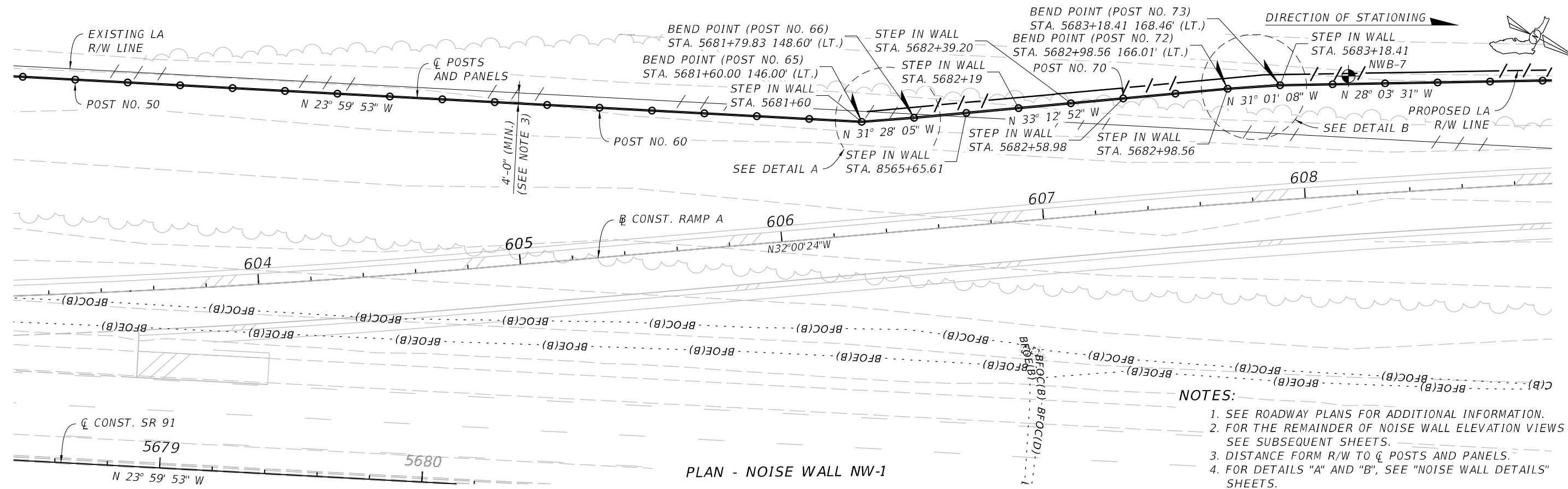
* SEE FOUNDATION DESIGN ON NOISE WALL DETAILS (1 OF 6) SHEET

EXHIBIT A

REVISIONS						DRAWN BY: CDB	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL NW-1 PLAN AND ELEVATION (2 OF 4)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
						CHECKED BY: AQN	SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-9

ANTHONY Q. NGUYEN, P.E.
 LICENSE NUMBER: 64453
 WGI, INC.
 3111 W. DR. MARTIN LUTHER KING JR. BLVD.,
 SUITE 400, TAMPA, FL 33607

2/23/2026 5:08:43 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\W1NoiseWall02.dgn



LEGEND:

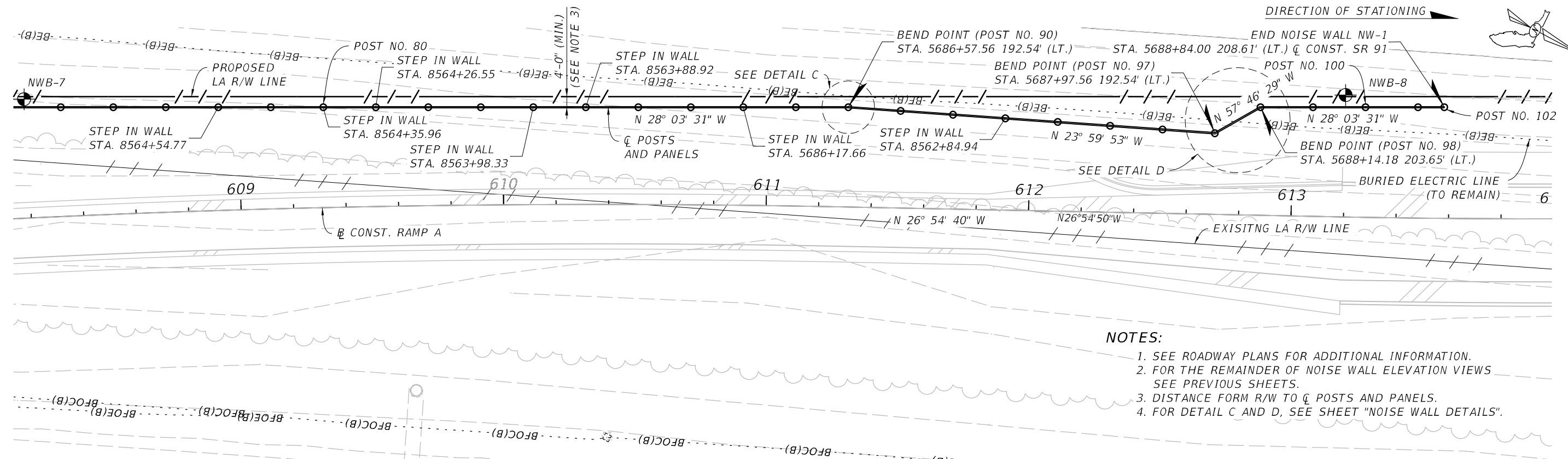
U.N.O. - UNLESS NOTED OTHERWISE \bullet - APPROXIMATE LOCATION OF SOIL BORING
 (X) - POST NO. [X] - PANEL TYPE

EXHIBIT A

* SEE FOUNDATION DESIGNS ON NOISE WALL DETAILS (1 OF 6) SHEET
 ** TOP OF COLLAR EL.
 *** PROPOSED GROUNDLINE

REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL NW-1 PLAN AND ELEVATION (3 OF 4)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
							SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-10	

2/23/2026 5:08:48 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\NoiseWall103.dgn



- NOTES:**
1. SEE ROADWAY PLANS FOR ADDITIONAL INFORMATION.
 2. FOR THE REMAINDER OF NOISE WALL ELEVATION VIEWS SEE PREVIOUS SHEETS.
 3. DISTANCE FROM R/W TO ϕ POSTS AND PANELS.
 4. FOR DETAIL C AND D, SEE SHEET "NOISE WALL DETAILS".

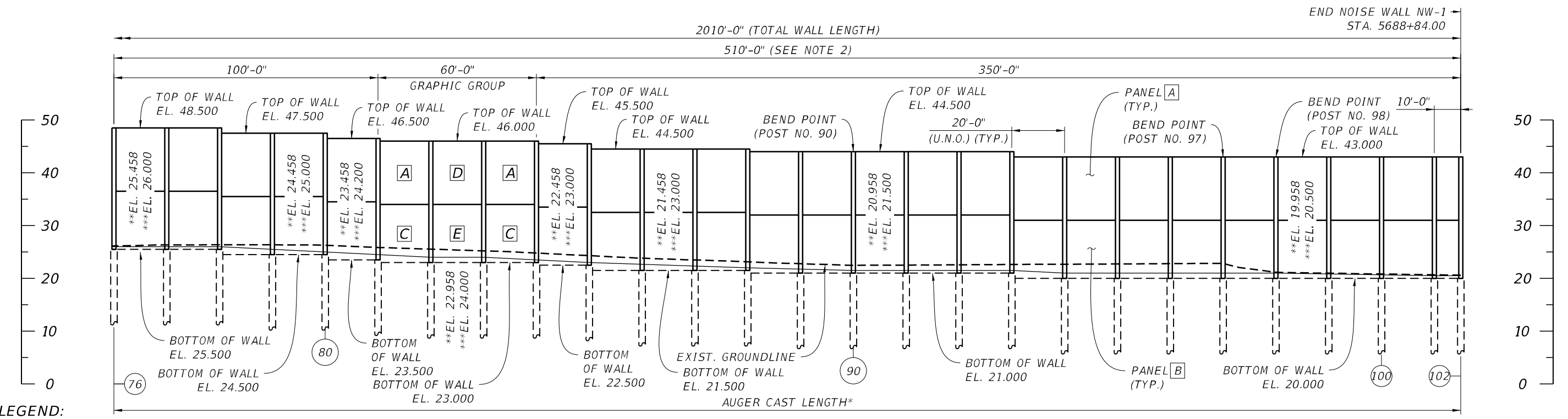


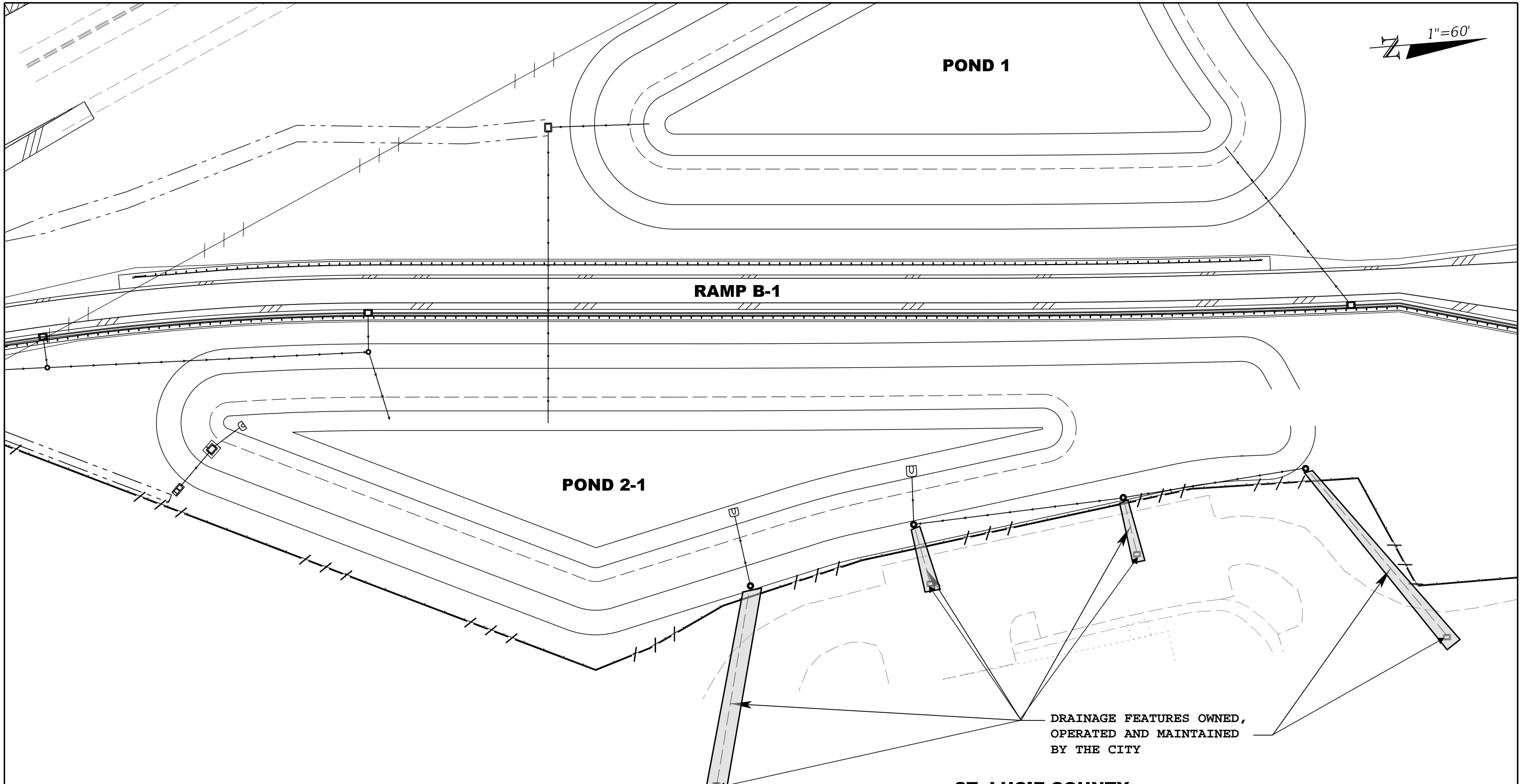
EXHIBIT A

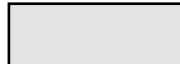
REVISIONS						ANTHONY Q. NGUYEN, P.E. LICENSE NUMBER: 64453 WGI, INC. 3111 W. DR. MARTIN LUTHER KING JR. BLVD., SUITE 400, TAMPA, FL 33607	DRAWN BY: CDB CHECKED BY: AQN DESIGNED BY: CDB CHECKED BY: AQN	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET TITLE: NOISE WALL NW-1 PLAN AND ELEVATION (4 OF 4)	REF. DWG. NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
							SR 91	ST. LUCIE	451858-1-52-01	TPK (SR 91) MIDWAY ROAD SOUTHERN RAMPS INTERCHANGE (MP 150)	BNW-11	

2/23/2026 1:13:35 PM USER: Chazz.Brazzeal c:\pwworking\wgi\chazz.brazzeal\d2326152\NoiseWall104.dgn

EXHIBIT "B"

EXHIBIT "C"



 DRAINAGE FEATURES TO BE OWNED, OPERATED AND MAINTAINED BY THE CITY

LEGEND
 /-/-/ EXISTING LIMITED ACCESS RIGHT-OF-WAY
 /-/-/- PROPOSED LIMITED ACCESS RIGHT-OF-WAY

DRAINAGE FEATURES OWNED, OPERATED AND MAINTAINED BY THE CITY

**ST. LUCIE COUNTY
 FIRE DISTRICT HEADQUARTERS**

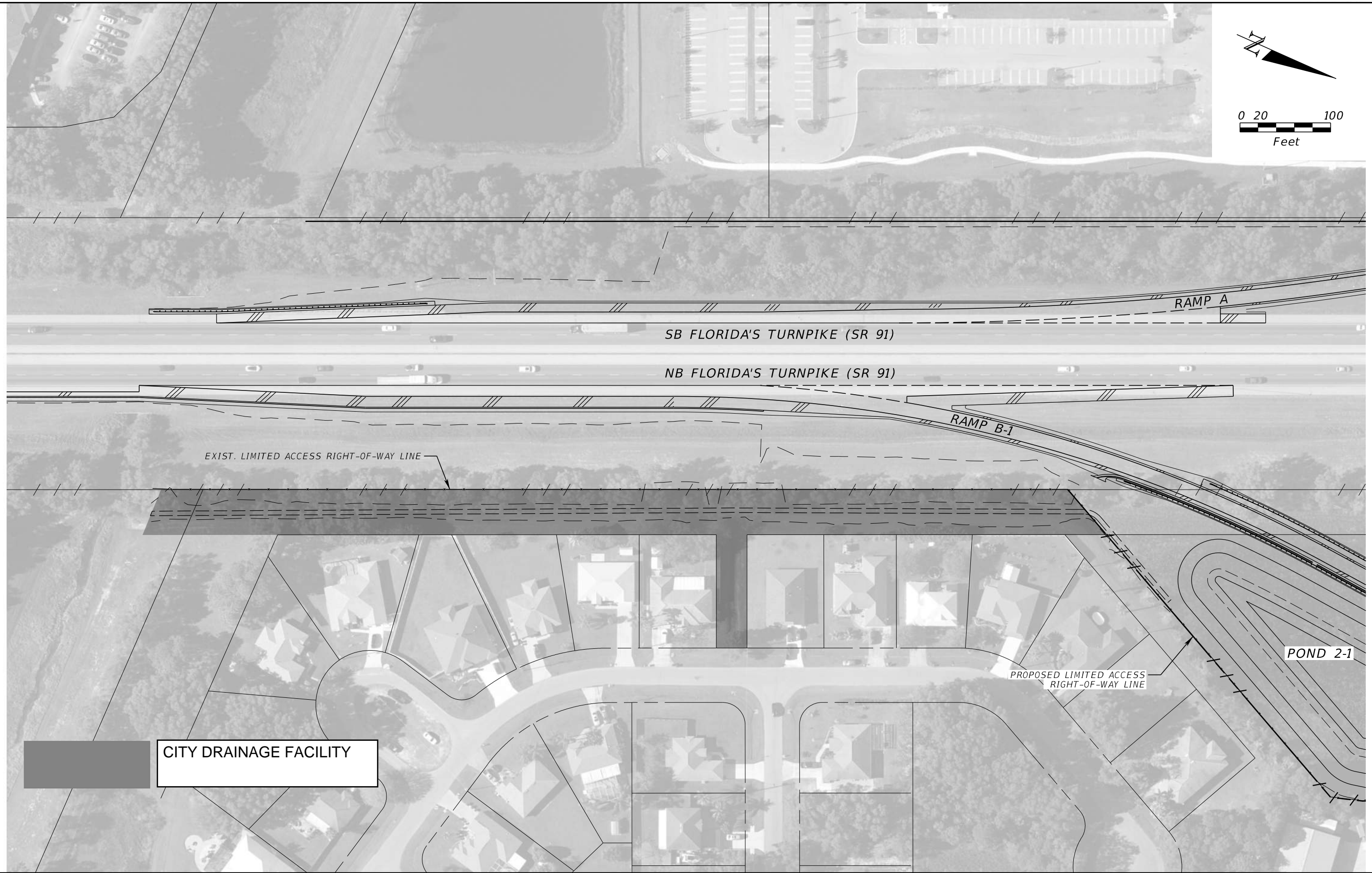
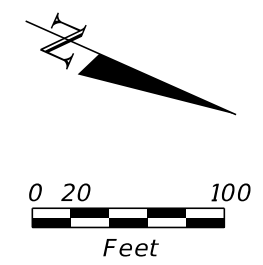
REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

WGI, INC.
 4011 NW 43RD STREET, SUITE B
 GAINESVILLE, FL 32606

EXHIBIT C

SHEET NO.
 1

EXHIBIT "D"



SB FLORIDA'S TURNPIKE (SR 91)
 NB FLORIDA'S TURNPIKE (SR 91)

RAMP A

RAMP B-1

EXIST. LIMITED ACCESS RIGHT-OF-WAY LINE

PROPOSED LIMITED ACCESS RIGHT-OF-WAY LINE

POND 2-1

CITY DRAINAGE FACILITY

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

WGI, INC.
 4011 NW 43RD STREET, SUITE B
 GAINESVILLE, FL 32606

EXHIBIT D - DRAINAGE WORK

SHEET NO.
 1

EXHIBIT "E"

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY

F.P.I.D. 451858-1

DATED: FEBRUARY 25, 2025

PARCEL NO.: 101A
DESCRIPTION

STATE ROAD 91-FLORIDA'S TURNPIKE

ST.LUCIE COUNTY

PART (1): A portion of Tract "B" of MILNER FIRE COMPLEX, as recorded in Plat Book 138, page 16 of the Public Records of Saint Lucie County, Florida, being a portion of those lands described in Official Records Book 635, Page 2692 of the Public Records of Saint Lucie County, Florida, lying in Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northwest Corner of the Southwest Quarter of Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida; thence South 00°07'01" East, along the West line of said Southwest Quarter of Section 6, a distance of 68.00 feet to the existing southerly right of way line of Midway Road as shown on State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence North 89°55'09" West, along said existing southerly right of way line of Midway Road, a distance of 136.42 feet to a point on the existing easterly limited access right of way line of State Road 91 - Florida's Turnpike per said right of way map; thence South 23°59'53" East, along said existing easterly limited access right of way line of State Road 91 - Florida's Turnpike, a distance of 1772.19 feet; thence North 25°29'28" East, departing said existing easterly limited access right of way line, a distance of 65.17 feet to a point on the west line of Tract "B" of MILNER FIRE COMPLEX, as recorded in Plat Book 138, page 16 of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence North 24°00'43" West, along said west line, a distance of 712.01 feet to the north line of said Tract "B"; thence North 65°58'20" East, along said north line, a distance of 410.46 feet; thence South 01°00'18" West, a distance of 102.04 feet; thence South 07°34'54" East, a distance of 205.57 feet; thence South 13°26'34" East, a distance of 89.14 feet; thence South 25°23'27" East, a distance of 51.92 feet; thence South 17°20'11" East, a distance of 35.61 feet; thence South 25°29'28" West, a distance of 381.25 feet to the POINT OF BEGINNING.

Containing 4.372 acres, more or less

TOGETHER WITH:

PART (2): A portion of Tract "G-1" of FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY-EIGHT, as recorded in Plat Book 26, page 23, of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, and Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence South 00°07'01" East, along the East line of said Southeast Quarter of Section 1, a distance of 68.00 feet to the existing southerly right of way line of Midway Road as shown on State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence North 89°55'09" West, along said existing southerly right of way line, a distance of 82.61 feet to a point on the east line of Tract "G-1" of FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY-EIGHT, as recorded in Plat Book 26, page 23, of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence South 24°00'43" East, along the east line of said Tract "G-1", a distance of 1707.91 feet; thence South 25°29'28" West, a distance of 65.17 feet to a point on the existing easterly limited access right of way line of State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence North 23°59'53" West, along said existing easterly limited access right of way line, a distance of 1772.19 feet to a point on the aforementioned existing southerly right of way line of Midway Road; thence South 89°55'09" East, along said existing southerly right of way line, a distance of 53.81 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between grantors abutting property and any facility constructed on the above-described property. This does not create any right of access, easements rights or any other interest onto, over, or above the Grantor's abutting property.

Containing 1.971 acres, more or less

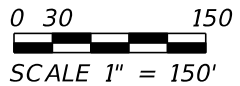
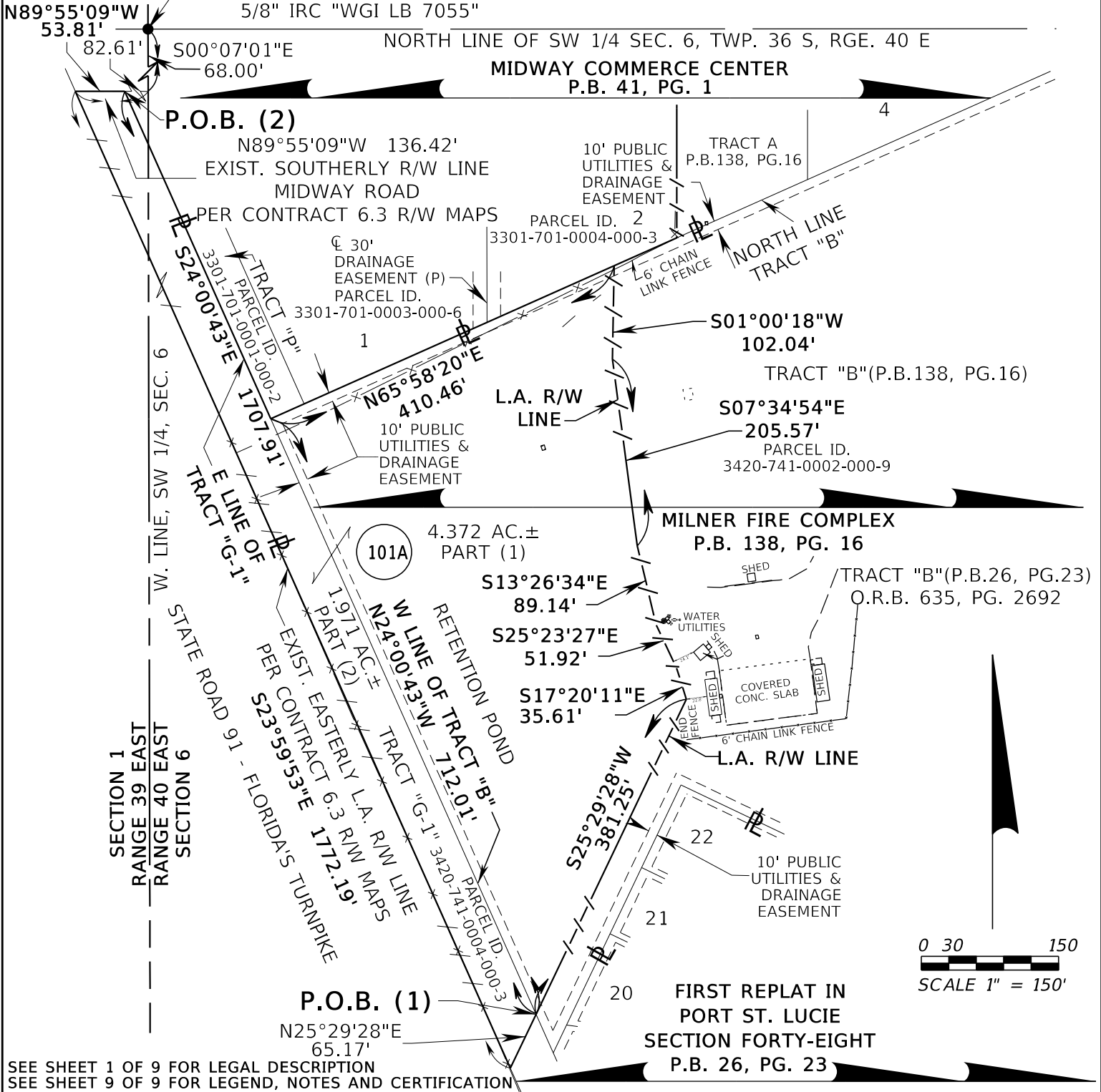
Containing in the aggregate 6.343 acres, more or less.

**SEE SHEET 2 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION**

REV. LA CLAUSE	A.S.	2/12/26	FLORIDA'S TURNPIKE SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REV. DESC. 101A	D.C.	1/19/26				
REV. DESC. 101A	A.S.	12/10/25				
REVISED DESC.	D.C.	9/11/25				
REVISED PER COMMENTS	D.C.	6/26/25				
REVISED PREPARER	A.S.	6/5/25	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY
REVISED DESC.	D.C.	5/19/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761
REVISED HEADER	D.C.	5/19/25	DRAWN	MO	01/21/25	PROJECT# 451858-1
REVISION	BY	DATE	CHECKED	AS	02/20/25	

EXHIBIT "A"

P.O.C.
 NW COR. OF SW1/4 SEC. 6,
 TWP. 36 S, RGE. 40 E
 5/8" IRC "WGI LB 7055"



SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION
 SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION
 THIS SKETCH IS NOT A SURVEY

ADD P.B.138, PG.16	D.C.	1/19/26
REVISED P101A	A.S.	12/10/25
REVISED P101A	D.C.	9/11/25
ADD IMPROVEMENTS	D.C.	7/9/25
REVISED PER COMMENTS	D.C.	6/26/25
REVISED PREPARER	A.S.	6/5/25
GENERAL REVISIONS	D.C.	5/19/25
REV. QUALIFIER	D.C.	5/19/25
REVISION	BY	DATE

FLORIDA'S TURNPIKE

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 91 FLORIDA'S TURNPIKE **ST. LUCIE COUNTY**

BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761
DRAWN	MO	01/21/25
CHECKED	AS	02/20/25

PROJECT# 451858-1 SHEET 2 OF 9

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY

F.P.I.D. 451858-1

DATED: FEBRUARY 25, 2025

PARCEL NO.: 101B

STATE ROAD 91-FLORIDA'S TURNPIKE

ST.LUCIE COUNTY

DESCRIPTION

A portion of Tracts "A" and "B" of WINTERLAKES, as recorded in Plat Book 41, page 38 of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, and Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence North 89°55'09" West, along the north line of said Southeast Quarter of Section 1, a distance of 495.17 feet to a point on the existing westerly limited access right of way line of State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence South 23°59'53" East, along said westerly limited access right of way line of State Road 91 - Florida's Turnpike, a distance of 588.06 feet to the northeast corner of Tract "A" of WINTERLAKES, as recorded in Plat Book 41, page 38 of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence continue South 23°59'53" East, along said westerly limited access right of way line, a distance of 951.88 feet; thence North 32°20'31" West, departing said westerly limited access right of way line, a distance of 151.60 feet; thence North 28°03'31" West, a distance of 674.19 feet; thence North 21°06'43" West, a distance of 129.53 feet to a point on the north line of said Tract "A" of WINTERLAKES; thence North 65°59'18" East, along said north line, a distance of 63.22 feet to the POINT OF BEGINNING.

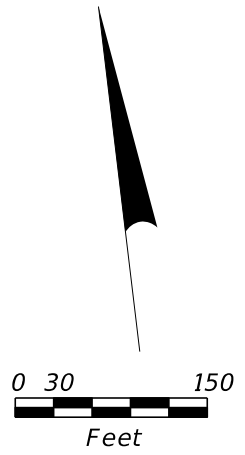
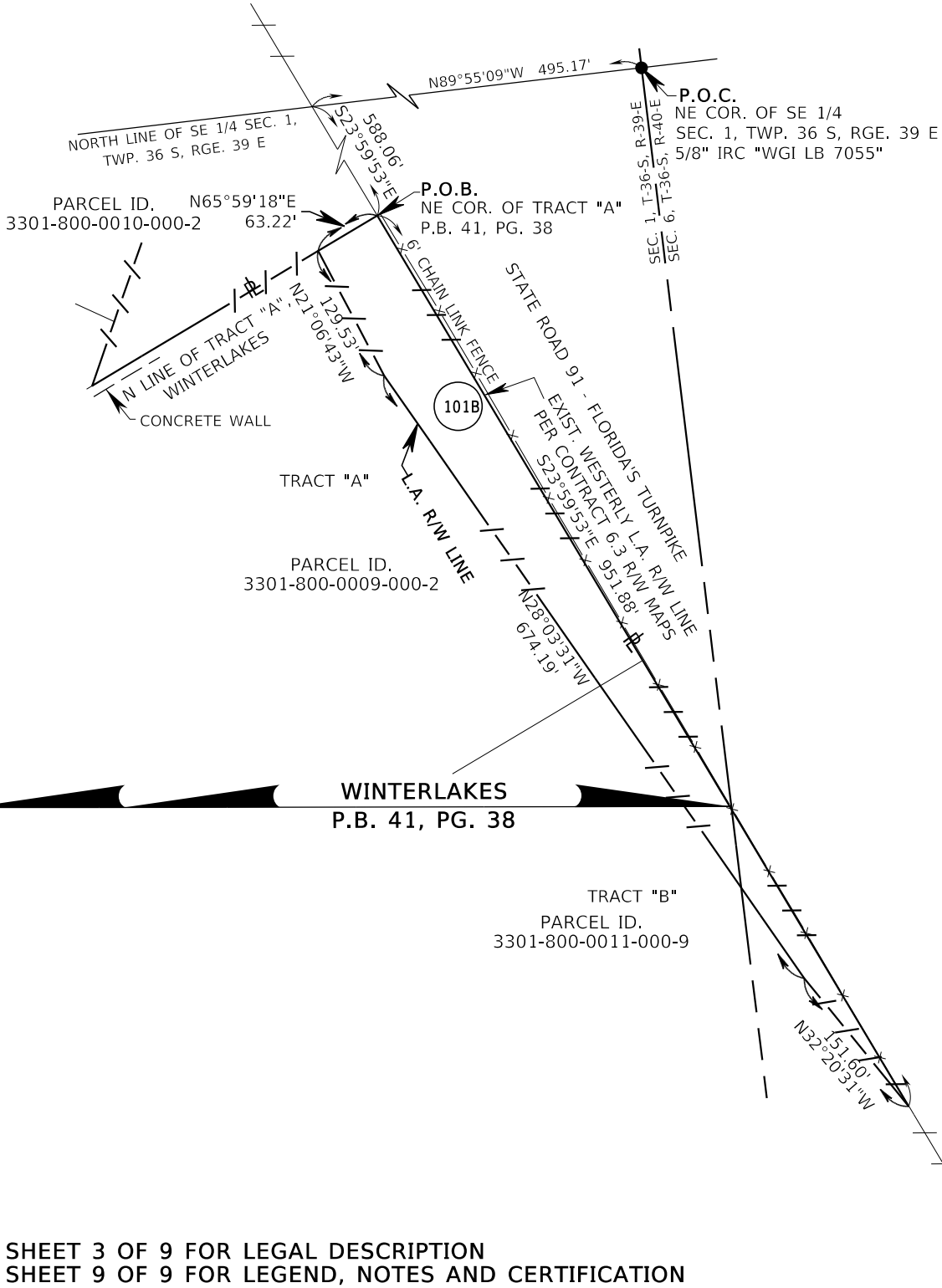
Together with all rights of ingress, egress, light, air and view between grantors abutting property and any facility constructed on the above-described property. This does not create any right of access, easements rights or any other interest onto, over, or above the Grantor's abutting property.

Containing 0.944 acres, more or less

**SEE SHEET 4 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION**

			FLORIDA'S TURNPIKE			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REV. LA CLAUSE	A.S.	2/12/26	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY
REVISED DESC.	D.C.	9/11/25		BY	DATE	<small>PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761</small>
REVISED PER COMMENTS	D.C.	6/26/25				
REVISED PREPARER	A.S.	6/5/25	DRAWN	MO	01/21/25	PROJECT# 451858-1
REVISED HEADER	D.C.	5/19/25	CHECKED	AS	02/20/25	
REVISION	BY	DATE				SHEET 3 OF 9

EXHIBIT "A"



SEE SHEET 3 OF 9 FOR LEGAL DESCRIPTION
 SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION
 THIS SKETCH IS NOT A SURVEY

FLORIDA'S TURNPIKE					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY		
REV. TEXT HEIGHT	D.C.	9/11/25	BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761
REVISED PER COMMENTS	D.C.	6/26/25	DRAWN	MO	01/21/25
REVISED PREPARER	A.S.	6/5/25	CHECKED	AS	02/20/25
GENERAL REVISIONS	D.C.	5/19/25	PROJECT# 451858-1		SHEET 4 OF 9
REVISION	BY	DATE			

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY

F.P.I.D. 451858-1

DATED: FEBRUARY 25, 2025

PARCEL NO.: 101C

STATE ROAD 91-FLORIDA'S TURNPIKE

ST.LUCIE COUNTY

DESCRIPTION

A portion of Tract "H-17" of PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40 of the Public Records of Saint Lucie County, Florida, being a portion of those lands described in Official Records Book 608, Page 42 of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence North 89°55'09" West, along the north line of said Southeast Quarter of Section 1, a distance of 495.17 feet to a point on the existing westerly limited access right of way line of State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence South 23°59'53" East, along said westerly limited access right of way line of State Road 91 - Florida's Turnpike, a distance of 74.48 feet to a point on the southerly right of way line of Midway Road per said right of way map Contract 6.3; thence North 89°55'09" West, along said southerly right of way line of Midway Road, a distance of 164.30 feet to a point on the east line of Tract "H-17" of PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40 of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence South 23°59'53" East, departing said southerly right of way line and along said east line of Tract "H-17", a distance of 29.15 feet; thence North 39°57'27" West, a distance of 34.76 feet to a point on the aforesaid southerly right of way line of Midway Road; thence South 89°55'09" East, along said southerly right of way line, a distance of 10.47 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between grantors abutting property and any facility constructed on the above-described property. This does not create any right of access, easements rights or any other interest onto, over, or above the Grantor's abutting property.

Containing 139 square feet, more or less

**SEE SHEET 6 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION**

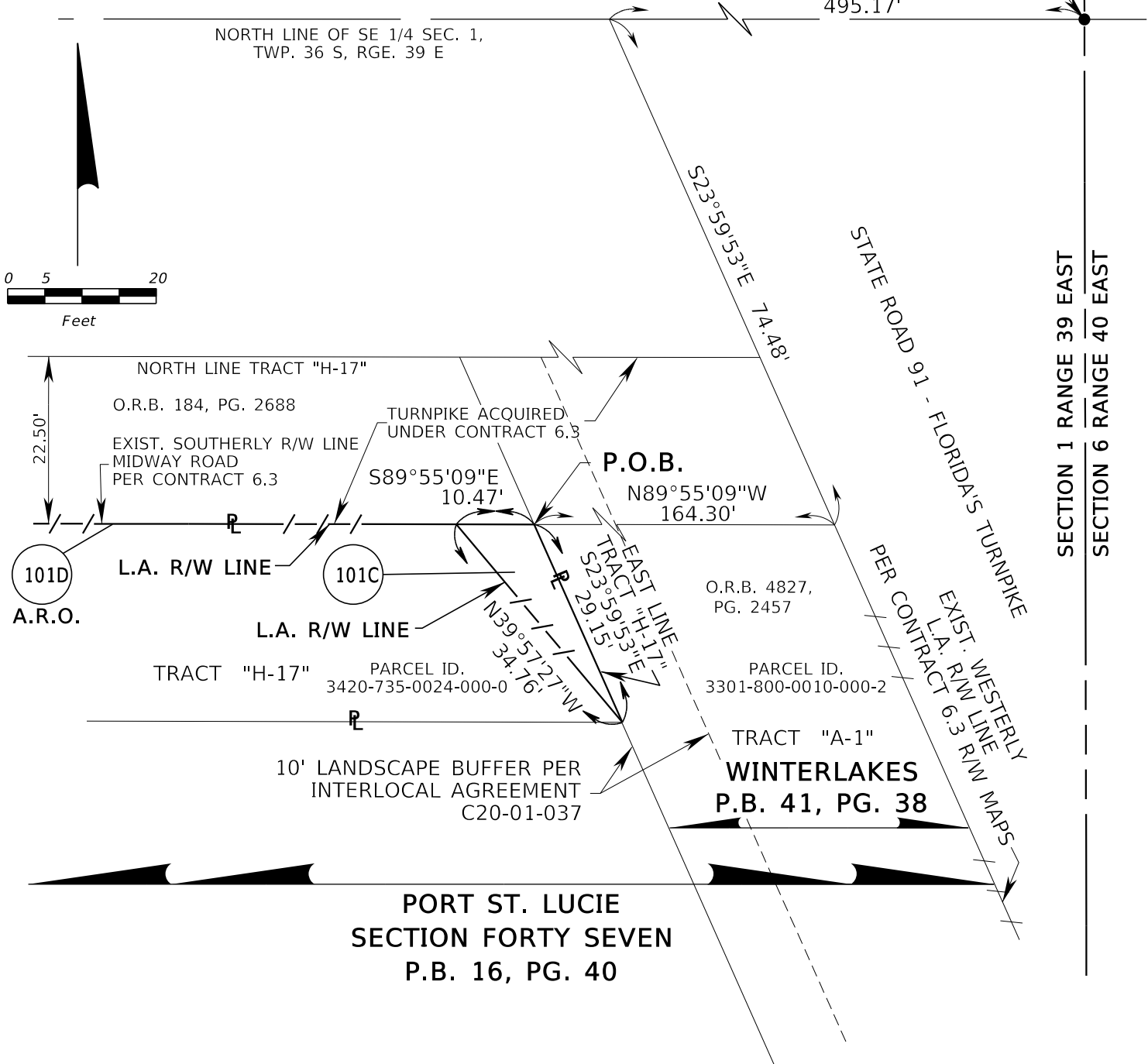
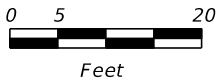
			FLORIDA'S TURNPIKE			
REV. LA CLAUSE	A.S.	2/12/26	SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REVISED DESC.	D.C.	9/11/25				
REVISED PER COMMENTS	D.C.	6/26/25	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY
REVISED PREPARER	A.S.	6/5/25				
REVISED DESC.	D.C.	5/19/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOCHEE, FL 34761
REV. HEADER	D.C.	5/19/25	DRAWN	MO	01/21/25	
REVISION	BY	DATE	CHECKED	AS	02/20/25	PROJECT# 451858-1
						SHEET 5 OF 9

EXHIBIT "A"

P.O.C.
NE COR. OF SE 1/4
SEC. 1, TWP. 36 S, RGE. 39 E
5/8" IRC "WGI LB 7055"

N89°55'09"W
495.17'

NORTH LINE OF SE 1/4 SEC. 1,
TWP. 36 S, RGE. 39 E



PORT ST. LUCIE
SECTION FORTY SEVEN
P.B. 16, PG. 40

SEE SHEET 5 OF 9 FOR LEGAL DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND AND NOTES
THIS SKETCH IS NOT A SURVEY

FLORIDA'S TURNPIKE					
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
REVISED PER COMMENTS			STATE ROAD NO. 91 FLORIDA'S TURNPIKE		
REVISED PREPARER			ST. LUCIE COUNTY		
GENERAL REVISIONS			BY	DATE	PREPARED BY:
REV. QUALIFIER			DRAWN	MO	FLORIDA'S TURNPIKE ENTERPRISE
REVISION			CHECKED	AS	P.O. BOX 613069
			OCOE, FL 34761		
			PROJECT# 451858-1		
			SHEET 6 OF 9		
	D.C.	6/26/25			
	A.S.	6/5/25			
	D.C.	5/19/25			
	D.C.	5/19/25		01/21/25	
				02/20/25	

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A
 F.P.I.D. 451858-1
 DATED: FEBRUARY 25, 2025

ACCESS RIGHTS ONLY

PARCEL NO.: 101D STATE ROAD 91-FLORIDA'S TURNPIKE ST.LUCIE COUNTY
 DESCRIPTION

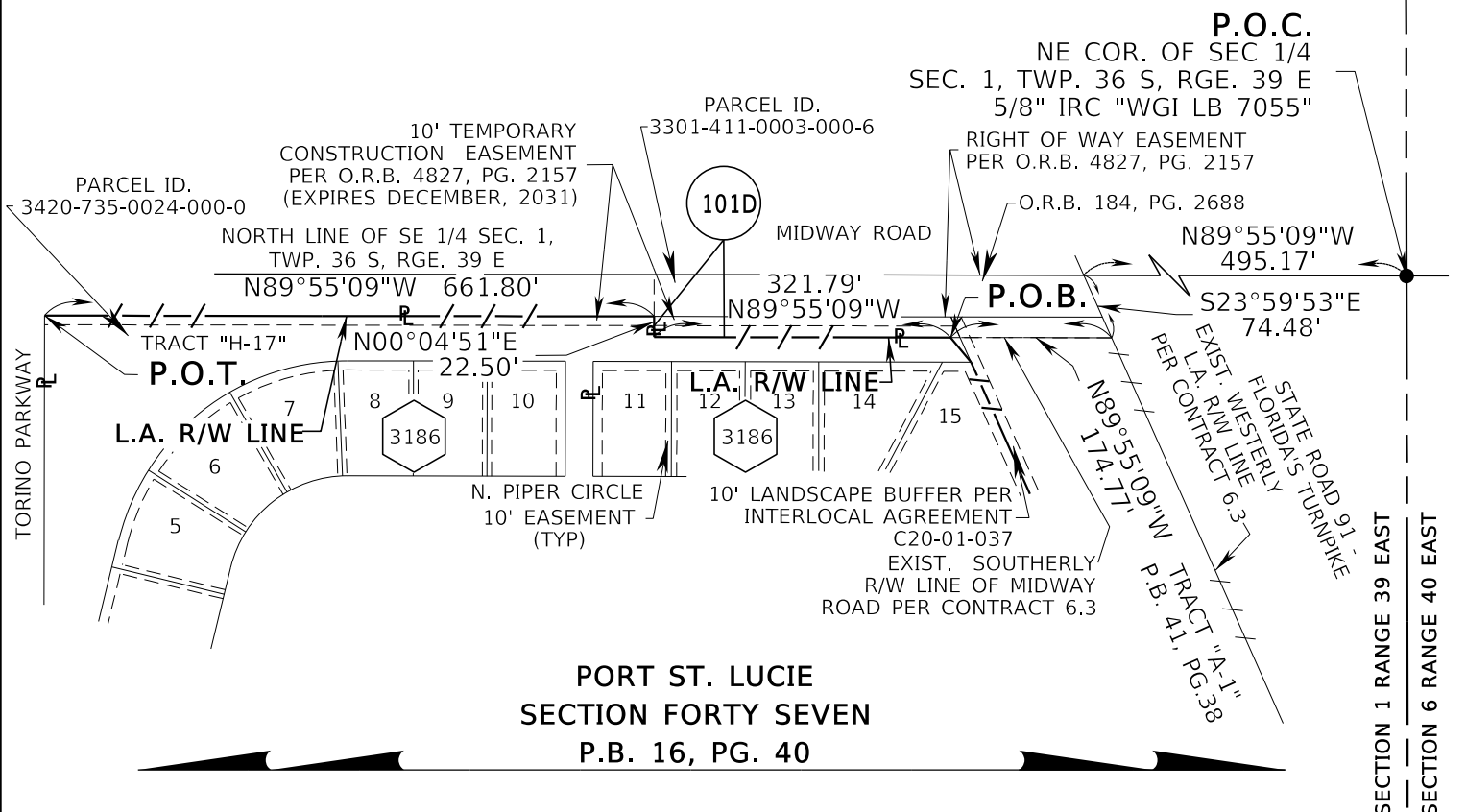
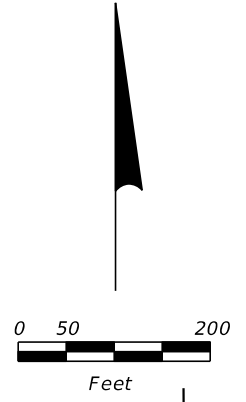
All rights of ingress, egress, light, air, and view between Tract "H-17", PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40, of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida, and the following described line:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence North 89°55'09" West, along the north line of said Southeast Quarter of Section 1, a distance of 495.17 feet to a point on the existing westerly limited access right of way line of State Road 91 - Florida's Turnpike as shown on Sunshine State Parkway right of way map Contract 6.3; thence South 23°59'53" East, along said existing westerly limited access right of way line, a distance of 74.48 feet to a point on the southerly right of way line of Midway Road per said right of way map Contract 6.3; thence North 89°55'09" West, along said existing southerly right of way line, a distance of 174.77 feet to the POINT OF BEGINNING; thence continue North 89°55'09" West, along said existing southerly right of way line, a distance of 321.79 feet; thence North 00°04'51" East, a distance of 22.50 feet to the north line of Tract "H-17", PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40, of the Public Records of Saint Lucie County, Florida; thence N89°55'09"W, along said north line of Tract "H-17" a distance of 661.80 feet to the POINT OF TERMINUS.

SEE SHEET 8 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION

				FLORIDA'S TURNPIKE			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REVISED DESC.	D.C.	9/11/25	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY	
REVISED PER COMMENTS	D.C.	6/26/25					
REVISED PREPARER	A.S.	6/5/25					
REVISED DESC.	D.C.	5/19/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCFEE, FL 34761	
REV. HEADER	D.C.	5/19/25	DRAWN	MO	01/21/25		
REVISION	BY	DATE	CHECKED	AS	02/20/25	PROJECT# 451858-1	
						SHEET 7 OF 9	

EXHIBIT "A"



PORT ST. LUCIE
SECTION FORTY SEVEN
P.B. 16, PG. 40



SECTION 1 RANGE 39 EAST
SECTION 6 RANGE 40 EAST

SEE SHEET 7 OF 9 FOR LEGAL DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND
CERTIFICATION
THIS SKETCH IS NOT A SURVEY

				FLORIDA'S TURNPIKE	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 91 FLORIDA'S TURNPIKE	
				ST. LUCIE COUNTY	
REVISED PER COMMENTS	D.C.	6/26/25	BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOCHEE, FL 34761
REVISED PREPARER	A.S.	6/5/25	DRAWN	MO	01/21/25
GENERAL REVISIONS	D.C.	5/19/25	CHECKED	AS	02/20/25
REVISION	BY	DATE			PROJECT# 451858-1
					SHEET 8 OF 9

LEGEND, NOTES AND CERTIFICATION

LEGEND:

- | | | | |
|----------|------------------------------------|---|--------------------------|
| AC. | = ACRES | P.O.C. | = POINT OF COMMENCEMENT |
| A.R.O. | = ACCESS RIGHTS ONLY | P.O.T. | = POINT OF TERMINUS |
| CONC. | = CONCRETE | REV. | = REVISION(S) |
| COR. | = CORNER | RGE. | = RANGE |
| DESC. | = DESCRIPTION | R/W | = RIGHT OF WAY |
| EXIST. | = EXISTING | SEC. | = SECTION |
| F.P.I.D. | = FINANCIAL PROJECT IDENTIFICATION | S.S.P. | = SUNSHINE STATE PARKWAY |
| ID. | = IDENTIFICATION | SQ.FT. | = SQUARE FEET |
| IRC | = IRON ROD AND CAP | TWP. | = TOWNSHIP |
| L.A. | = LIMITED ACCESS | TYP | = TYPICAL |
| NO. | = NUMBER |  | = PROPERTY LINE |
| O.R.B. | = OFFICIAL RECORD BOOK |  | = L.A. R/W LINE |
| P.B. | = PLAT BOOK | ± | = MORE OR LESS |
| PG. | = PAGE | | |
| P.O.B. | = POINT OF BEGINNING | | |

NOTES:

1. THIS SKETCH OF DESCRIPTION IS SUPPORTED BY THE RIGHT OF WAY CONTROL SURVEY SECTION 94470-000, DATED FEBRUARY 21, 2025 PREPARED BY AND UNDER THE RESPONSIBLE CHARGE OF ALLEN QUICKEL, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6481. CERTIFIED COPIES OF SAID RIGHT OF WAY CONTROL SURVEY, F.P.NO. 451858-1, ARE FILED AT THE FLORIDA'S TURNPIKE ENTERPRISE HEADQUARTERS, LOCATED IN OCOEE, FLORIDA.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, STATE PLANE COORDINATES FLORIDA EAST ZONE, DERIVING A BEARING OF N89°55'09"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA.
3. ALL RECORDED PLATS, OFFICIAL RECORD BOOKS, AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. ATTENTION IS DIRECTED TO THE FACT THAT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SURVEYOR'S CERTIFICATION:

I hereby certify that, to the best of my knowledge and belief, the attached sketches and legal descriptions of Parcels 101A through 101D as shown on this Sketch of Description designated as 451858-1-32-01 are true, accurate, and were prepared under my direction.

I further certify that said legal descriptions are in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.



Gary R. Roche, PSM
 Florida Professional Surveyor and Mapper No.6306
 Address:
 FLORIDA'S TURNPIKE ENTERPRISE
 P.O. Box 613069
 Ocoee Florida, 34761

Date: May 19, 2025

SEE SHEETS 1, 3, 5, AND 7 OF 9 FOR LEGAL DESCRIPTIONS
 SEE SHEETS 2, 4, 6, AND 8 OF 9 FOR SKETCHES OF DESCRIPTIONS

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

				FLORIDA'S TURNPIKE			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
				STATE ROAD NO. 91 FLORIDA'S TURNPIKE		ST. LUCIE COUNTY	
REVISED PER COMMENTS	D.C.	6/26/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOEE, FL 34761	
REVISED PREPARER	A.S.	6/5/25		DRAWN	MO	01/21/25	
GENERAL REVISIONS	D.C.	5/19/25		CHECKED	AS	02/20/25	
REVISION	BY	DATE				PROJECT# 451858-1	SHEET 9 OF 9

EXHIBIT "F" (Page 1 of 3)

04-QCD,14-07-18

This instrument was prepared under the direction of _____, Senior Attorney
Office of the General Counsel
Florida's Turnpike Enterprise
P.O. Box 613069
Ocoee, FL 34761

Parcel No: 101A, 101B, 101C, 101D
Item/Segment No. 4518581
Managing District: 08
State Road: 91
County: St. Lucie

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of, _____, 20__, by the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, whose address is, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984 (hereinafter called the Grantor), to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, an executive agency of the State of Florida, whose address is Turnpike Headquarters, P.O. Box 613069, Milepost 263, Florida's Turnpike, Building 5315, Ocoee, Florida 34761 (hereinafter called the "Grantee").

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

WITNESSETH, that the Grantor, for One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant and quit claim unto the Grantee all of the Grantor's right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described as follows, to wit:

SEE ATTACHMENT "1" ATTACHED HERETO AND MADE A PART HEREOF.

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

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee forever.

(Signatures included on the following page)

EXHIBIT "F" (Page 2 of 3)

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

Witness: _____

Print Name: _____

Address: _____

CITY OF PORT ST. LUCIE

a Florida municipal corporation

By: Its City Council

By: _____

Shannon M. Martin, Mayor

Witness: _____

Print Name: _____

Address: _____

ATTEST: _____

Sally Walsh, Clerk

(Official Seal)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

Richard Berrios, City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical appearance or online notarization, this ____ day of _____ 20__, by Shannon M. Martin, Mayor, on behalf of the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, who is personally known to me.

Notary Public:

Print, Stamp or Type Name: _____

My commission expires: _____

EXHIBIT “F” (Page 3 of 3)

Legals and Sketches as shown in Attachment “1”.

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY

F.P.I.D. 451858-1

DATED: FEBRUARY 25, 2025

PARCEL NO.: 101A
DESCRIPTION

STATE ROAD 91-FLORIDA'S TURNPIKE

ST.LUCIE COUNTY

PART (1): A portion of Tract "B" of MILNER FIRE COMPLEX, as recorded in Plat Book 138, page 16 of the Public Records of Saint Lucie County, Florida, being a portion of those lands described in Official Records Book 635, Page 2692 of the Public Records of Saint Lucie County, Florida, lying in Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northwest Corner of the Southwest Quarter of Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida; thence South 00°07'01" East, along the West line of said Southwest Quarter of Section 6, a distance of 68.00 feet to the existing southerly right of way line of Midway Road as shown on State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence North 89°55'09" West, along said existing southerly right of way line of Midway Road, a distance of 136.42 feet to a point on the existing easterly limited access right of way line of State Road 91 - Florida's Turnpike per said right of way map; thence South 23°59'53" East, along said existing easterly limited access right of way line of State Road 91 - Florida's Turnpike, a distance of 1772.19 feet; thence North 25°29'28" East, departing said existing easterly limited access right of way line, a distance of 65.17 feet to a point on the west line of Tract "B" of MILNER FIRE COMPLEX, as recorded in Plat Book 138, page 16 of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence North 24°00'43" West, along said west line, a distance of 712.01 feet to the north line of said Tract "B"; thence North 65°58'20" East, along said north line, a distance of 410.46 feet; thence South 01°00'18" West, a distance of 102.04 feet; thence South 07°34'54" East, a distance of 205.57 feet; thence South 13°26'34" East, a distance of 89.14 feet; thence South 25°23'27" East, a distance of 51.92 feet; thence South 17°20'11" East, a distance of 35.61 feet; thence South 25°29'28" West, a distance of 381.25 feet to the POINT OF BEGINNING.

Containing 4.372 acres, more or less

TOGETHER WITH:

PART (2): A portion of Tract "G-1" of FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY-EIGHT, as recorded in Plat Book 26, page 23, of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, and Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence South 00°07'01" East, along the East line of said Southeast Quarter of Section 1, a distance of 68.00 feet to the existing southerly right of way line of Midway Road as shown on State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence North 89°55'09" West, along said existing southerly right of way line, a distance of 82.61 feet to a point on the east line of Tract "G-1" of FIRST REPLAT IN PORT ST. LUCIE SECTION FORTY-EIGHT, as recorded in Plat Book 26, page 23, of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence South 24°00'43" East, along the east line of said Tract "G-1", a distance of 1707.91 feet; thence South 25°29'28" West, a distance of 65.17 feet to a point on the existing easterly limited access right of way line of State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence North 23°59'53" West, along said existing easterly limited access right of way line, a distance of 1772.19 feet to a point on the aforementioned existing southerly right of way line of Midway Road; thence South 89°55'09" East, along said existing southerly right of way line, a distance of 53.81 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between grantors abutting property and any facility constructed on the above-described property. This does not create any right of access, easements rights or any other interest onto, over, or above the Grantor's abutting property.

Containing 1.971 acres, more or less

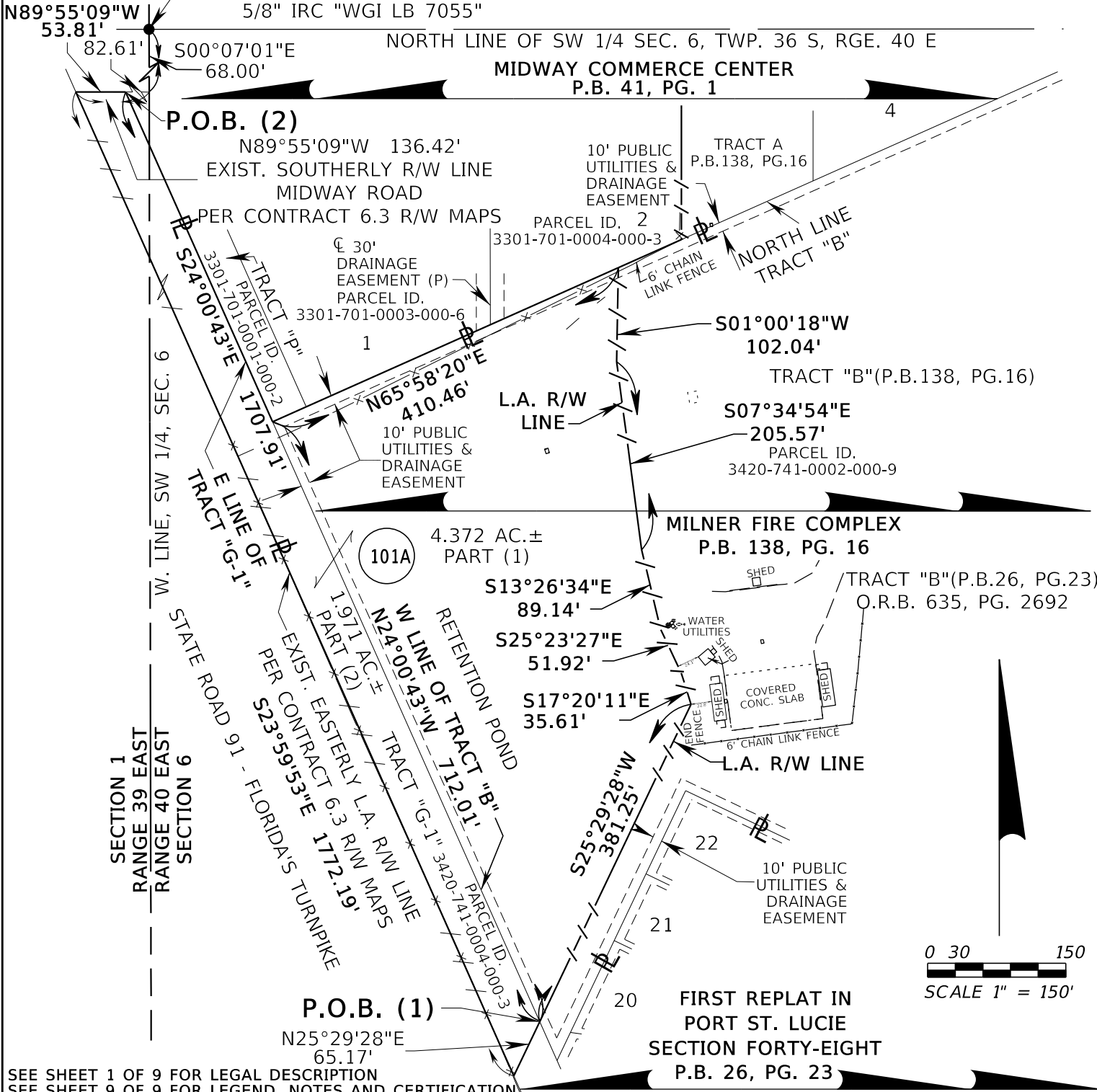
Containing in the aggregate 6.343 acres, more or less.

**SEE SHEET 2 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION**

REV. LA CLAUSE	A.S.	2/12/26	FLORIDA'S TURNPIKE SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REV. DESC. 101A	D.C.	1/19/26				
REV. DESC. 101A	A.S.	12/10/25				
REVISED DESC.	D.C.	9/11/25				
REVISED PER COMMENTS	D.C.	6/26/25				
REVISED PREPARER	A.S.	6/5/25	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY
REVISED DESC.	D.C.	5/19/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761
REVISED HEADER	D.C.	5/19/25	DRAWN	MO	01/21/25	PROJECT# 451858-1
REVISION	BY	DATE	CHECKED	AS	02/20/25	

EXHIBIT "A"

P.O.C.
 NW COR. OF SW1/4 SEC. 6,
 TWP. 36 S, RGE. 40 E
 5/8" IRC "WGI LB 7055"



SEE SHEET 1 OF 9 FOR LEGAL DESCRIPTION
 SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION
 THIS SKETCH IS NOT A SURVEY

ADD P.B.138, PG.16	D.C.	1/19/26
REVISED P101A	A.S.	12/10/25
REVISED P101A	D.C.	9/11/25
ADD IMPROVEMENTS	D.C.	7/9/25
REVISED PER COMMENTS	D.C.	6/26/25
REVISED PREPARER	A.S.	6/5/25
GENERAL REVISIONS	D.C.	5/19/25
REV. QUALIFIER	D.C.	5/19/25
REVISION	BY	DATE

FLORIDA'S TURNPIKE

SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY

STATE ROAD NO. 91 FLORIDA'S TURNPIKE **ST. LUCIE COUNTY**

BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761
DRAWN	MO	01/21/25
CHECKED	AS	02/20/25

PROJECT# 451858-1 SHEET 2 OF 9

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY

F.P.I.D. 451858-1

DATED: FEBRUARY 25, 2025

PARCEL NO.: 101B

STATE ROAD 91-FLORIDA'S TURNPIKE

ST.LUCIE COUNTY

DESCRIPTION

A portion of Tracts "A" and "B" of WINTERLAKES, as recorded in Plat Book 41, page 38 of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, and Section 6, Township 36 South, Range 40 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence North 89°55'09" West, along the north line of said Southeast Quarter of Section 1, a distance of 495.17 feet to a point on the existing westerly limited access right of way line of State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence South 23°59'53" East, along said westerly limited access right of way line of State Road 91 - Florida's Turnpike, a distance of 588.06 feet to the northeast corner of Tract "A" of WINTERLAKES, as recorded in Plat Book 41, page 38 of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence continue South 23°59'53" East, along said westerly limited access right of way line, a distance of 951.88 feet; thence North 32°20'31" West, departing said westerly limited access right of way line, a distance of 151.60 feet; thence North 28°03'31" West, a distance of 674.19 feet; thence North 21°06'43" West, a distance of 129.53 feet to a point on the north line of said Tract "A" of WINTERLAKES; thence North 65°59'18" East, along said north line, a distance of 63.22 feet to the POINT OF BEGINNING.

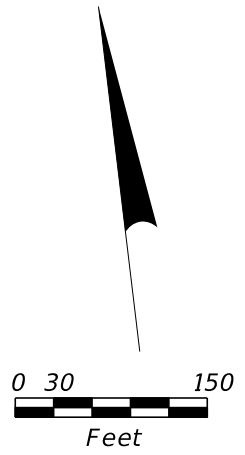
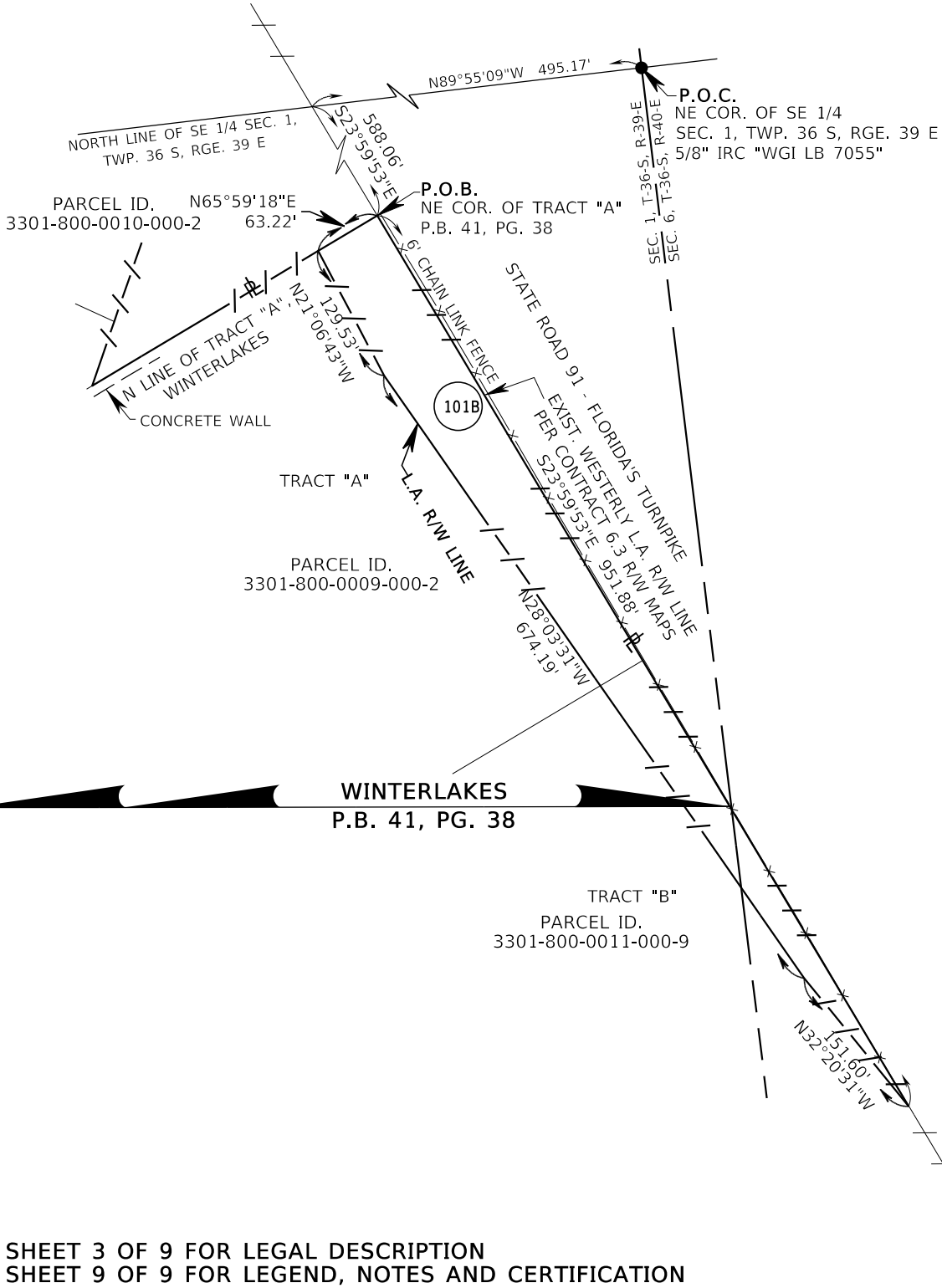
Together with all rights of ingress, egress, light, air and view between grantors abutting property and any facility constructed on the above-described property. This does not create any right of access, easements rights or any other interest onto, over, or above the Grantor's abutting property.

Containing 0.944 acres, more or less

**SEE SHEET 4 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION**

			FLORIDA'S TURNPIKE			
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REV. LA CLAUSE	A.S.	2/12/26	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY
REVISED DESC.	D.C.	9/11/25		BY	DATE	<small>PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761</small>
REVISED PER COMMENTS	D.C.	6/26/25				
REVISED PREPARER	A.S.	6/5/25	DRAWN	MO	01/21/25	PROJECT# 451858-1
REVISED HEADER	D.C.	5/19/25	CHECKED	AS	02/20/25	
REVISION	BY	DATE				SHEET 3 OF 9

EXHIBIT "A"



SEE SHEET 3 OF 9 FOR LEGAL DESCRIPTION
 SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION
 THIS SKETCH IS NOT A SURVEY

FLORIDA'S TURNPIKE						
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
STATE ROAD NO. 91 FLORIDA'S TURNPIKE				ST. LUCIE COUNTY		
REV. TEXT HEIGHT	D.C.	9/11/25	BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761	
REVISED PER COMMENTS	D.C.	6/26/25	DRAWN	MO	01/21/25	PROJECT# 451858-1
REVISED PREPARER	A.S.	6/5/25	CHECKED	AS	02/20/25	
GENERAL REVISIONS	D.C.	5/19/25				SHEET 4 OF 9
REVISION	BY	DATE				

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A

FEE SIMPLE LIMITED ACCESS RIGHT OF WAY

F.P.I.D. 451858-1

DATED: FEBRUARY 25, 2025

PARCEL NO.: 101C

STATE ROAD 91-FLORIDA'S TURNPIKE

ST.LUCIE COUNTY

DESCRIPTION

A portion of Tract "H-17" of PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40 of the Public Records of Saint Lucie County, Florida, being a portion of those lands described in Official Records Book 608, Page 42 of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida, being more particularly described as follows:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence North 89°55'09" West, along the north line of said Southeast Quarter of Section 1, a distance of 495.17 feet to a point on the existing westerly limited access right of way line of State Road 91 - Florida's Turnpike as shown on right of way map Contract 6.3; thence South 23°59'53" East, along said westerly limited access right of way line of State Road 91 - Florida's Turnpike, a distance of 74.48 feet to a point on the southerly right of way line of Midway Road per said right of way map Contract 6.3; thence North 89°55'09" West, along said southerly right of way line of Midway Road, a distance of 164.30 feet to a point on the east line of Tract "H-17" of PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40 of the Public Records of Saint Lucie County, Florida and the POINT OF BEGINNING; thence South 23°59'53" East, departing said southerly right of way line and along said east line of Tract "H-17", a distance of 29.15 feet; thence North 39°57'27" West, a distance of 34.76 feet to a point on the aforesaid southerly right of way line of Midway Road; thence South 89°55'09" East, along said southerly right of way line, a distance of 10.47 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between grantors abutting property and any facility constructed on the above-described property. This does not create any right of access, easements rights or any other interest onto, over, or above the Grantor's abutting property.

Containing 139 square feet, more or less

**SEE SHEET 6 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION**

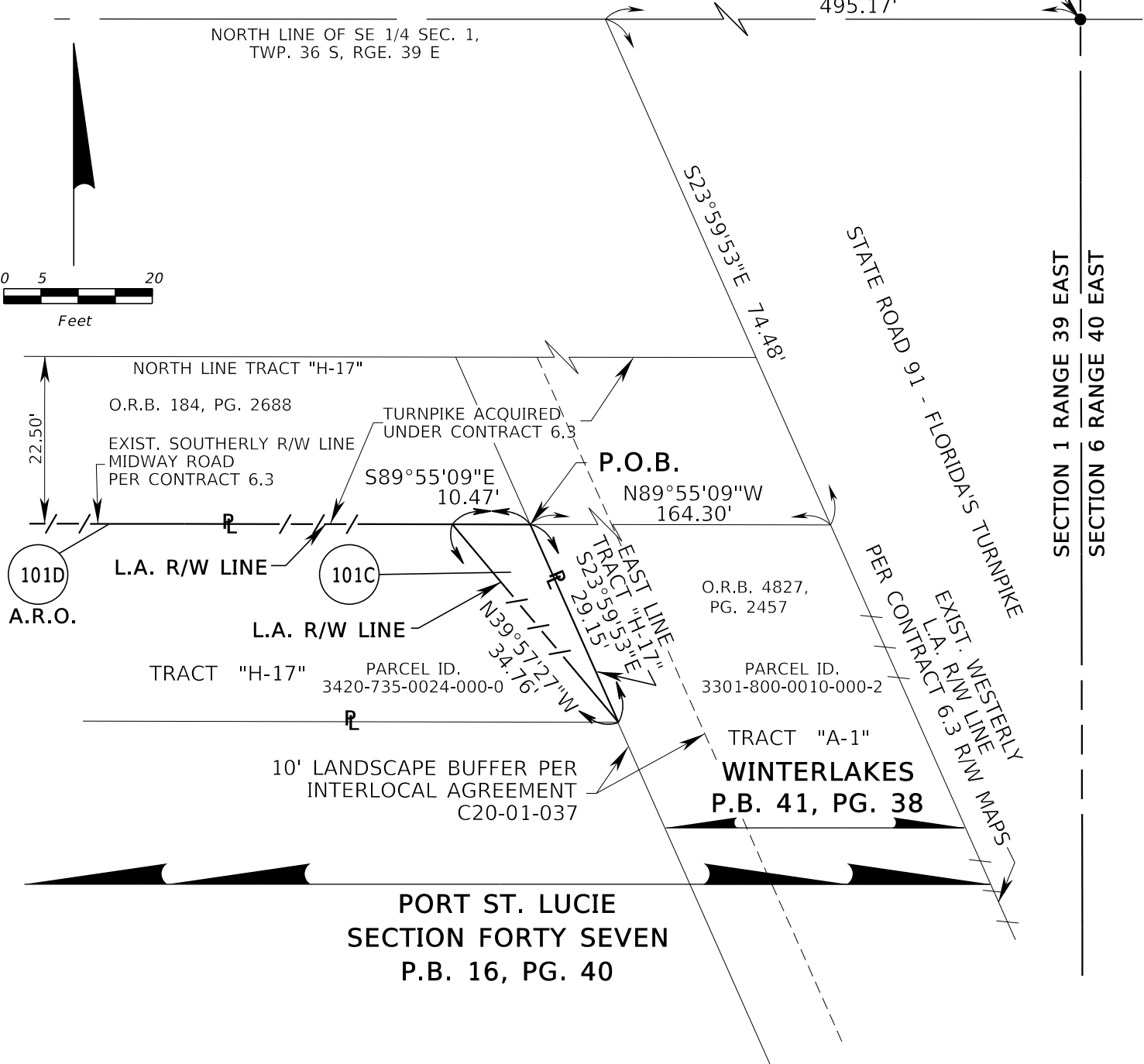
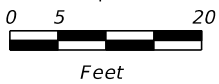
			FLORIDA'S TURNPIKE			
REV. LA CLAUSE	A.S.	2/12/26	SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REVISED DESC.	D.C.	9/11/25				
REVISED PER COMMENTS	D.C.	6/26/25	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY
REVISED PREPARER	A.S.	6/5/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCFEE, FL 34761
REVISED DESC.	D.C.	5/19/25	DRAWN	MO	01/21/25	
REV. HEADER	D.C.	5/19/25	CHECKED	AS	02/20/25	PROJECT# 451858-1
REVISION	BY	DATE				SHEET 5 OF 9

EXHIBIT "A"

P.O.C.
 NE COR. OF SE 1/4
 SEC. 1, TWP. 36 S, RGE. 39 E
 5/8" IRC "WGI LB 7055"

N89°55'09"W
 495.17'

NORTH LINE OF SE 1/4 SEC. 1,
 TWP. 36 S, RGE. 39 E



SECTION 1 RANGE 39 EAST
 SECTION 6 RANGE 40 EAST

SEE SHEET 5 OF 9 FOR LEGAL DESCRIPTION
 SEE SHEET 9 OF 9 FOR LEGEND AND NOTES
 THIS SKETCH IS NOT A SURVEY

FLORIDA'S TURNPIKE						
SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY						
STATE ROAD NO. 91 FLORIDA'S TURNPIKE				ST. LUCIE COUNTY		
REVISED PER COMMENTS	D.C.	6/26/25	BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761	
REVISED PREPARER	A.S.	6/5/25	DRAWN	MO	01/21/25	PROJECT# 451858-1
GENERAL REVISIONS	D.C.	5/19/25	CHECKED	AS	02/20/25	
REV. QUALIFIER	D.C.	5/19/25				SHEET 6 OF 9
REVISION	BY	DATE				

EXHIBIT "A"

ITEM/SEGMENT NO.: N/A
 F.P.I.D. 451858-1
 DATED: FEBRUARY 25, 2025

ACCESS RIGHTS ONLY

PARCEL NO.: 101D STATE ROAD 91-FLORIDA'S TURNPIKE ST.LUCIE COUNTY
 DESCRIPTION

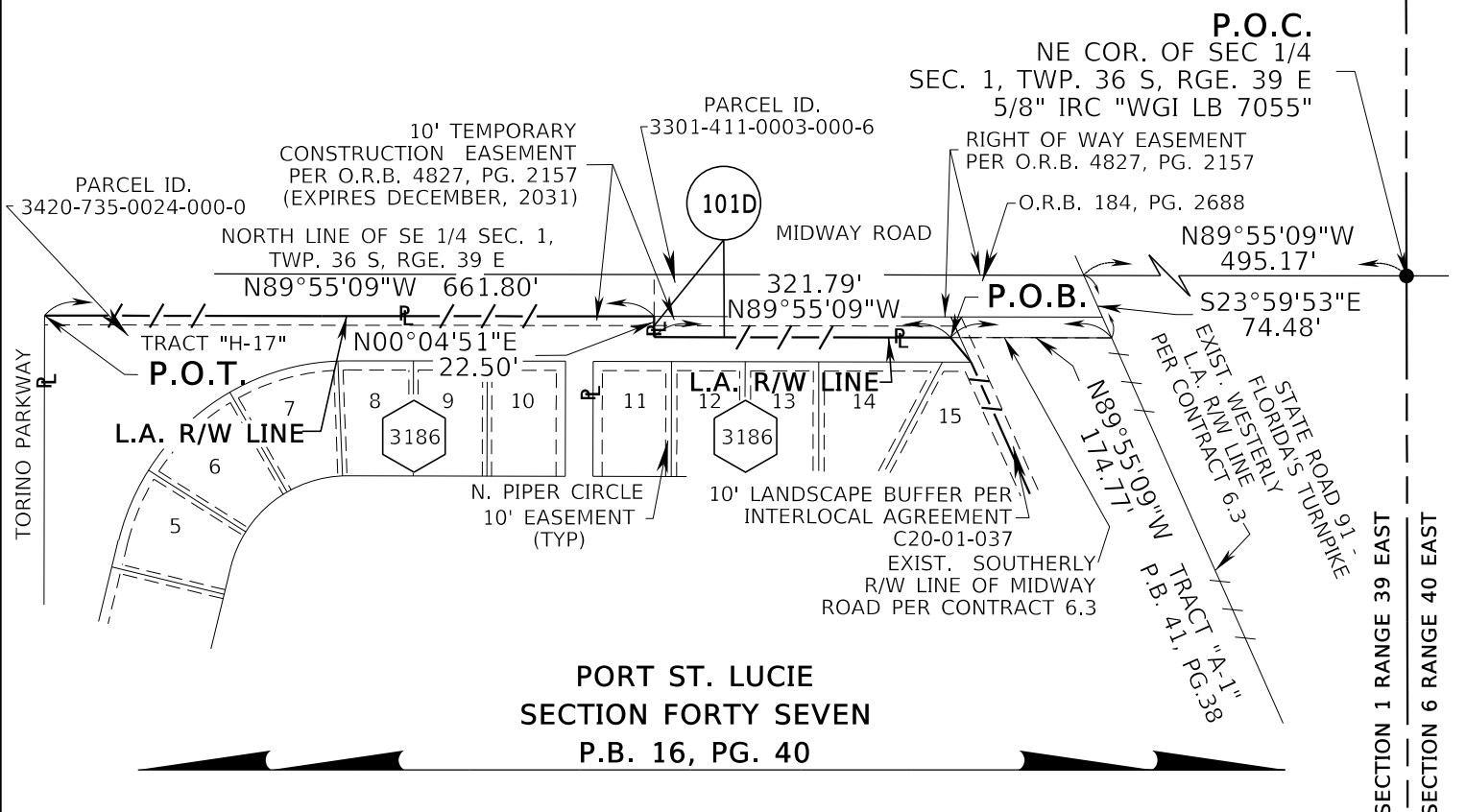
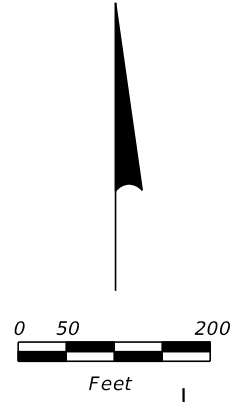
All rights of ingress, egress, light, air, and view between Tract "H-17", PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40, of the Public Records of Saint Lucie County, Florida, lying in Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida, and the following described line:

Commence at a 5/8 inch rod and cap stamped "WGI LB 7055" marking the Northeast Corner of the Southeast Quarter of Section 1, Township 36 South, Range 39 East, Saint Lucie County, Florida; thence North 89°55'09" West, along the north line of said Southeast Quarter of Section 1, a distance of 495.17 feet to a point on the existing westerly limited access right of way line of State Road 91 - Florida's Turnpike as shown on Sunshine State Parkway right of way map Contract 6.3; thence South 23°59'53" East, along said existing westerly limited access right of way line, a distance of 74.48 feet to a point on the southerly right of way line of Midway Road per said right of way map Contract 6.3; thence North 89°55'09" West, along said existing southerly right of way line, a distance of 174.77 feet to the POINT OF BEGINNING; thence continue North 89°55'09" West, along said existing southerly right of way line, a distance of 321.79 feet; thence North 00°04'51" East, a distance of 22.50 feet to the north line of Tract "H-17", PORT ST. LUCIE SECTION FORTY SEVEN, as recorded in Plat Book 16, page 40, of the Public Records of Saint Lucie County, Florida; thence N89°55'09"W, along said north line of Tract "H-17" a distance of 661.80 feet to the POINT OF TERMINUS.

SEE SHEET 8 OF 9 FOR SKETCH OF DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND CERTIFICATION

				FLORIDA'S TURNPIKE			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
REVISED DESC.	D.C.	9/11/25	STATE ROAD NO. 91 FLORIDA'S TURNPIKE			ST. LUCIE COUNTY	
REVISED PER COMMENTS	D.C.	6/26/25					
REVISED PREPARER	A.S.	6/5/25					
REVISED DESC.	D.C.	5/19/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCFEE, FL 34761	
REV. HEADER	D.C.	5/19/25	DRAWN	MO	01/21/25		
REVISION	BY	DATE	CHECKED	AS	02/20/25	PROJECT# 451858-1	
						SHEET 7 OF 9	

EXHIBIT "A"



PORT ST. LUCIE
SECTION FORTY SEVEN
P.B. 16, PG. 40



SECTION 1 RANGE 39 EAST
SECTION 6 RANGE 40 EAST

SEE SHEET 7 OF 9 FOR LEGAL DESCRIPTION
SEE SHEET 9 OF 9 FOR LEGEND, NOTES AND
CERTIFICATION
THIS SKETCH IS NOT A SURVEY

				FLORIDA'S TURNPIKE	
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY	
				STATE ROAD NO. 91 FLORIDA'S TURNPIKE	
				ST. LUCIE COUNTY	
REVISED PER COMMENTS	D.C.	6/26/25	BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOE, FL 34761
REVISED PREPARER	A.S.	6/5/25	DRAWN	MO	01/21/25
GENERAL REVISIONS	D.C.	5/19/25	CHECKED	AS	02/20/25
REVISION	BY	DATE			PROJECT# 451858-1
					SHEET 8 OF 9

LEGEND, NOTES AND CERTIFICATION

LEGEND:

- | | | | |
|----------|------------------------------------|---|--------------------------|
| AC. | = ACRES | P.O.C. | = POINT OF COMMENCEMENT |
| A.R.O. | = ACCESS RIGHTS ONLY | P.O.T. | = POINT OF TERMINUS |
| CONC. | = CONCRETE | REV. | = REVISION(S) |
| COR. | = CORNER | RGE. | = RANGE |
| DESC. | = DESCRIPTION | R/W | = RIGHT OF WAY |
| EXIST. | = EXISTING | SEC. | = SECTION |
| F.P.I.D. | = FINANCIAL PROJECT IDENTIFICATION | S.S.P. | = SUNSHINE STATE PARKWAY |
| ID. | = IDENTIFICATION | SQ.FT. | = SQUARE FEET |
| IRC | = IRON ROD AND CAP | TWP. | = TOWNSHIP |
| L.A. | = LIMITED ACCESS | TYP | = TYPICAL |
| NO. | = NUMBER |  | = PROPERTY LINE |
| O.R.B. | = OFFICIAL RECORD BOOK |  | = L.A. R/W LINE |
| P.B. | = PLAT BOOK | ± | = MORE OR LESS |
| PG. | = PAGE | | |
| P.O.B. | = POINT OF BEGINNING | | |

NOTES:

1. THIS SKETCH OF DESCRIPTION IS SUPPORTED BY THE RIGHT OF WAY CONTROL SURVEY SECTION 94470-000, DATED FEBRUARY 21, 2025 PREPARED BY AND UNDER THE RESPONSIBLE CHARGE OF ALLEN QUICKEL, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6481. CERTIFIED COPIES OF SAID RIGHT OF WAY CONTROL SURVEY, F.P.NO. 451858-1, ARE FILED AT THE FLORIDA'S TURNPIKE ENTERPRISE HEADQUARTERS, LOCATED IN OCOEE, FLORIDA.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, STATE PLANE COORDINATES FLORIDA EAST ZONE, DERIVING A BEARING OF N89°55'09"W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 SOUTH, RANGE 39 EAST, SAINT LUCIE COUNTY, FLORIDA.
3. ALL RECORDED PLATS, OFFICIAL RECORD BOOKS, AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. ATTENTION IS DIRECTED TO THE FACT THAT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

SURVEYOR'S CERTIFICATION:

I hereby certify that, to the best of my knowledge and belief, the attached sketches and legal descriptions of Parcels 101A through 101D as shown on this Sketch of Description designated as 451858-1-32-01 are true, accurate, and were prepared under my direction.

I further certify that said legal descriptions are in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.



Gary R. Roche, PSM
 Florida Professional Surveyor and Mapper No.6306
 Address:
 FLORIDA'S TURNPIKE ENTERPRISE
 P.O. Box 613069
 Ocoee Florida, 34761

Date: May 19, 2025

SEE SHEETS 1, 3, 5, AND 7 OF 9 FOR LEGAL DESCRIPTIONS
 SEE SHEETS 2, 4, 6, AND 8 OF 9 FOR SKETCHES OF DESCRIPTIONS

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL

				FLORIDA'S TURNPIKE			
				SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY			
				STATE ROAD NO. 91 FLORIDA'S TURNPIKE		ST. LUCIE COUNTY	
REVISED PER COMMENTS	D.C.	6/26/25		BY	DATE	PREPARED BY: FLORIDA'S TURNPIKE ENTERPRISE P.O. BOX 613069 OCOEE, FL 34761	
REVISED PREPARER	A.S.	6/5/25		DRAWN	MO	01/21/25	
GENERAL REVISIONS	D.C.	5/19/25		CHECKED	AS	02/20/25	
REVISION	BY	DATE				PROJECT# 451858-1	SHEET 9 OF 9