

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

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

**PARTIAL RELEASE OF DECLARATION OF UNITY OF TITLE**

**KNOW ALL MEN BY THESE PRESENTS** that the undersigned, Greco Park 18, LLC, a Florida limited liability company, ("Owner"), is the fee simple owner of the following described real property situated and being in the City of Port St. Lucie, Florida:

Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 and 16, Block 1282, PORT ST. LUCIE SECTION TWELVE, according to the Plat thereof, as recorded in Plat Book 12, Page(s) 55, 55A to 55G of the Public Records of St. Lucie County, Florida (the "Property").

This Partial Release of Declaration Unity of Title is made by the CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation, and the Owner.

**WHEREAS**, on or about April 8, 2005, the Owner's predecessor in title, Akambi Investment Group, LLC, caused a Declaration of Unity of Title to be recorded in Official Records Book 2208, Page 2561, of the Public Records of St. Lucie County, Florida, against the Property; and

**WHEREAS**, the Owner is requesting that the City of Port St. Lucie partially release the above-mentioned Declaration of Unity of Title on a portion of the Property so that such released portion of the Property may be independently developed, sold, assigned, transferred, conveyed, devised, or mortgaged separately.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Port St. Lucie does hereby partially release the above-mentioned Declaration of Unity of Title from a portion of the Property, and makes the following declarations:

1. That portion of the Property described in Exhibit "A" attached hereto and made a part hereof by reference, is hereby released from the Declaration Unity of Title and may be developed independently, sold, assigned, transferred, conveyed, devised, or mortgaged separately in accordance with the rules and regulations of the City of Port St. Lucie.
2. This Partial Release of Declaration of Unity of Title shall become effective upon its recordation in the Public Records of St. Lucie County, Florida.
3. The Owner agrees to indemnify, defend, and hold harmless the City of Port St. Lucie, its officials, officers, attorneys, consultants, agents and employees from and against all claims, damages, losses, and expenses, direct, indirect or consequential (including but not limited to fees and charges of attorneys and other professionals and court and/or arbitration costs) arising out of or resulting, in whole or in part, from the undersigned's execution of this Partial Release of Declaration of Unity of Title. Moreover, the Owner agrees that nothing in this indemnification and hold harmless provision shall be considered to increase or otherwise waive any limits of liability, or to waive any immunity, as established by Florida Statutes, case law, or any other source of applicable governing law afforded to the City of Port St. Lucie.

IN WITNESS WHEREOF, the Owner has caused this Partial Release of Declaration of Unity of Title to be executed in his/her name on this 5 day of MAY, 2025.

Signed, sealed and delivered  
in the presence of:

WITNESSES:

Signature: [Signature]  
Print Name: Lieska Marquez  
Address: 800 NE 4<sup>th</sup> Avenue, Suite 804  
City/State/Zip: Hallandale Beach, FL 33009  
Signature: [Signature]  
Print Name: Valeria Jimenez  
Address: 800 NE 4<sup>th</sup> Avenue, Suite 804  
City/State/Zip: Hallandale Beach, FL 33009

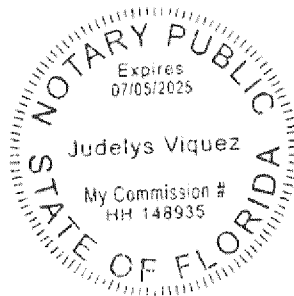
OWNER:

GRECO PARK 18 LLC a Florida limited liability company  
By: [Signature]  
Print Name: F. BOULTON  
Title: MANAGER

STATE OF FLORIDA                    )  
  ) SS  
COUNTY OF Broward            )

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [    ] online notarization, this 5 day of May, 2025 by Freddy Boulton as Manager of GRECO PARK 18 LLC, a Florida limited liability company, on behalf of the company, who is [ ☒ ] personally known to me to be the person who executed the foregoing instrument or who has [    ] produced the following identification: \_\_\_\_\_.

[NOTARY SEAL]



Signature of Notary Public: [Signature]  
Print Name of Notary Public: Judelys Viquez  
Notary Public, State of Florida  
Name printed or stamped: Judelys Viquez  
My Commission expires: 7/5/2025



## EXHIBIT A

**NOTE:**

DESCRIPTION NOT  
VALID WITHOUT  
SKETCH.

THIS IS NOT A SURVEY

**DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN LOTS 1 THROUGH 4, BLOCK 1282, PORT ST. LUCIE SECTION TWELVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 55, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 63°08'44" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD (A 100.00 FOOT WIDE RIGHT-OF-WAY) A DISTANCE OF 13.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 63°08'44" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 162.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 06°59'27" AND AN ARC DISTANCE OF 128.11 FEET TO THE POINT ON AN ARC OF REVERSE CURVATURE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°59'27" AND AN ARC DISTANCE OF 42.32 FEET; THENCE NORTH 26°51'16" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF GRECO LANE (A 60.00 FOOT WIDE RIGHT-OF-WAY) A DISTANCE OF 12.09 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH; A RADIAL TO SAID POINT BEARS SOUTH 63°08'44" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 96°54'48" AND AN ARC DISTANCE OF 42.29 FEET TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1062.00, A CENTRAL ANGLE OF 06°54'49" AND AN ARC DISTANCE OF 128.15 FEET; THENCE NORTH 63°08'44" EAST, A DISTANCE OF 100.67 FEET; THENCE NORTH 74°10'52" EAST, A DISTANCE OF 62.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,453.68 SQUARE FEET (0.079 ACRES), MORE OR LESS

Michael T Owen

Digitally signed by Michael T Owen  
Date: 2024.01.18 13:50:16 -05'00'

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION #5556

SIGNATURE DATE

**SKETCH & DESCRIPTION OF:  
R/W DEDICATION**

PREPARED FOR:

**B&B CAPITAL**

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



## REVISIONS

DATE: 01/18/2024 - REVISE DESCRIPTION - AV

PROJ. # 22-370 DATE: 01/16/2023 DRAWN BY: AV CHECKED BY: HTD SCALE: 1"=50' CAD FILE: 22-370 Right of way dedication easement.dwg SHEET  
2\A\DC-2022\22-370 - B&B Capital - 2491 Greco PSL\SURVEY\Deg - PDF\Survey\SURVEY\Right of way dedication easement\22-370 Right of way dedication easement.dwg, 1/18/2024 11:27 AM 1 OF 2

