

Prepared by:
Riverland Associates I, LLLP
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323
Attn: Clayton M. Ratliff, Esq.

After recording return to:

MASS TRANSIT EASEMENT

THIS INDENTURE is made and entered into this 3rd day of May 2021, by and between **RIVERLAND ASSOCIATES I, LLLP**, a Florida limited liability limited partnership ("Grantor"), whose mailing address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323, and the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation ("Grantee"), whose mailing address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.

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

WITNESSETH:

That Grantor is the owner in fee simple of that certain real property (the "Easement Area") lying, located and being in St. Lucie County, Florida and more particularly described in Exhibit "A", attached hereto and made a part hereof; and

That Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and warrants to the Grantee, its successors and assigns, a mass transit easement in perpetuity in, on, upon, under, through and across the Easement Area for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter and transfer station.

Grantor, its successors and assigns, shall maintain the Easement Area until such time as Grantee constructs improvements in the Easement Area for its intended use and purposes, at which time Grantee will assume maintenance of the City-owned improvements located in the Easement Area for so long as the improvements are located thereon and Grantee uses the Easement Area for its intended purposes. The maintenance obligation shall automatically revert to Grantor, or its successors and assigns, upon Grantee's temporary or permanent cessation of use of the improvements or removal of the improvements.

Grantor hereby covenants and warrants that Grantor owns the said land described herein and has the right to grant this easement.

(Signatures and acknowledgements appear on next page)

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this Indenture to be executed in its name as of the day and year first above written.

GRANTOR:

RIVERLAND ASSOCIATES I, LLLP, a Florida limited liability limited partnership

By: Riverland I Corporation, a Florida corporation, is general partner

By: [Signature]

Name: Alan J. Fant

Title: Vice President

[Signature]

WITNESS ONE

Clayton Ratiff

Print Name

Sharolyn Webb

WITNESS TWO

SHAROLYN WEBB

Print Name

(document requires two witnesses' signatures)

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of May 2021, by Alan J. Fant, as Vice President of Riverland I Corporation, a Florida corporation, general partner of RIVERLAND ASSOCIATES I, LLLP, a Florida limited liability limited partnership, on behalf of said corporation and partnership, and did not take an oath, who is known to me, or produced _____ as identification.



Notary Seal

Nancy Lynch
Comm #GG132443
Expires Aug. 7 2021
Bonded Thru Aaron Notary

Nancy Lynch
Notary Public

Print Name: Nancy Lynch

My Commission Expires: 8/7/21

EXHIBIT "A"

Legal Description and Sketch of the Easement Areas

[See attached four (4) pages]

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!



DESCRIPTION:

A PORTION OF TRACT "OS2", RIVERLAND PARCEL A – PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 31 OF THE PUBLIC RECORDS, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "OS2"; THENCE NORTH 00°05'34" EAST, ALONG THE EAST LINE OF SAID TRACT "OS2", A DISTANCE OF 610.95 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF A DRAINAGE EASEMENT, 20.00 FEET IN WIDTH, AS SHOWN ON SAID PLAT OF RIVERLAND PARCEL A – PLAT ONE, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°05'34" EAST, ALONG A LINE 10.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID EAST LINE OF TRACT "OS2", A DISTANCE OF 30.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°05'34" WEST, ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON EAST LINE OF TRACT "OS2", RIVERLAND PARCEL A – PLAT ONE, HAVING A BEARING OF NORTH 00°05'34" EAST WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

DATE: 9/07/20

PERRY C. WHITE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION 10'x30' MASS TRANSIT EASEMENT RIVERLAND PARCEL A - PLAT ONE	DATE: 9/07/20	SHEET 1 OF 2
	REVIEWED: PW	DRAWN: BEJ
	DRAWING No: D0248LG48	



RIVERLAND PARCEL A
- PLAT ONE
(P.B. 75, PG. 31)

10' x 30' MASS
TRANSIT EASEMENT

TRACT "OS2"
(P.B. 75, PG. 31)

NORTH LINE OF 20' D.E.

N90°00'00"W
10.00'

20' D.E.
(P.B. 75, PG. 31)

10' U.E.
(P.B. 75, PG. 31)

P.O.C.
SOUTHEAST CORNER
OF TRACT "OS2"
(P.B. 75, PG. 31)

TRACT "OS12"
(P.B. 75, PG. 31)

N90°00'00"E
10.00'

N00°05'34"E
30.00'

S00°05'34"W
30.00'

EAST LINE OF SECTION 21-37-39

WEST LINE OF RIGHT-OF-WAY
(O.R.B. 2899, PG. 2933)

EAST LINE OF
RIVERLAND PARCEL A - PLAT ONE
BEARING BASE

COMMUNITY BOULEVARD
(150' R/W
O.R.B. 2899, PG. 2933 &
O.R.B. 3935, PG. 2995)

P.O.B.

610.95'

N00°05'34"E

LEGEND:

- ☉ - CENTERLINE
- B.E. - BUFFER EASEMENT
- D.E. - DRAINAGE EASEMENT
- L.B. - LICENSED BUSINESS
- O.E. - OVERHANG EASEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!



SKETCH & DESCRIPTION

10'x30' MASS TRANSIT EASEMENT
RIVERLAND PARCEL A
- PLAT ONE

SCALE:
1"=20'

DATE:
9/07/20

REVIEWED: PW

SHEET 2 OF 2

DRAWING No:
D0248LG48

DRAWN: BEJ

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!



DESCRIPTION:

A PORTION OF TRACT "OS2", RIVERLAND PARCEL A – PLAT TWELVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 19 OF THE PUBLIC RECORDS, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

BEGIN AT THE NORTHEAST CORNER OF TRACT "WS", SAID RIVERLAND PARCEL A – PLAT TWELVE; THENCE SOUTH 89°50'39" EAST, ALONG THE NORTH LINE OF SAID TRACT "OS2", A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°09'21" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°50'39" WEST, ALONG A LINE 10.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH SAID NORTH LINE OF TRACT "OS2", A DISTANCE OF 30.00 FEET; THENCE NORTH 00°09'21" EAST, ALONG THE EAST LINE OF SAID TRACT "WS", A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF TRACT "OS2", RIVERLAND PARCEL A – PLAT TWELVE, HAVING A BEARING OF SOUTH 89°50'39" EAST WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER.

DATE: 9/07/20

PERRY C. WHITE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4213

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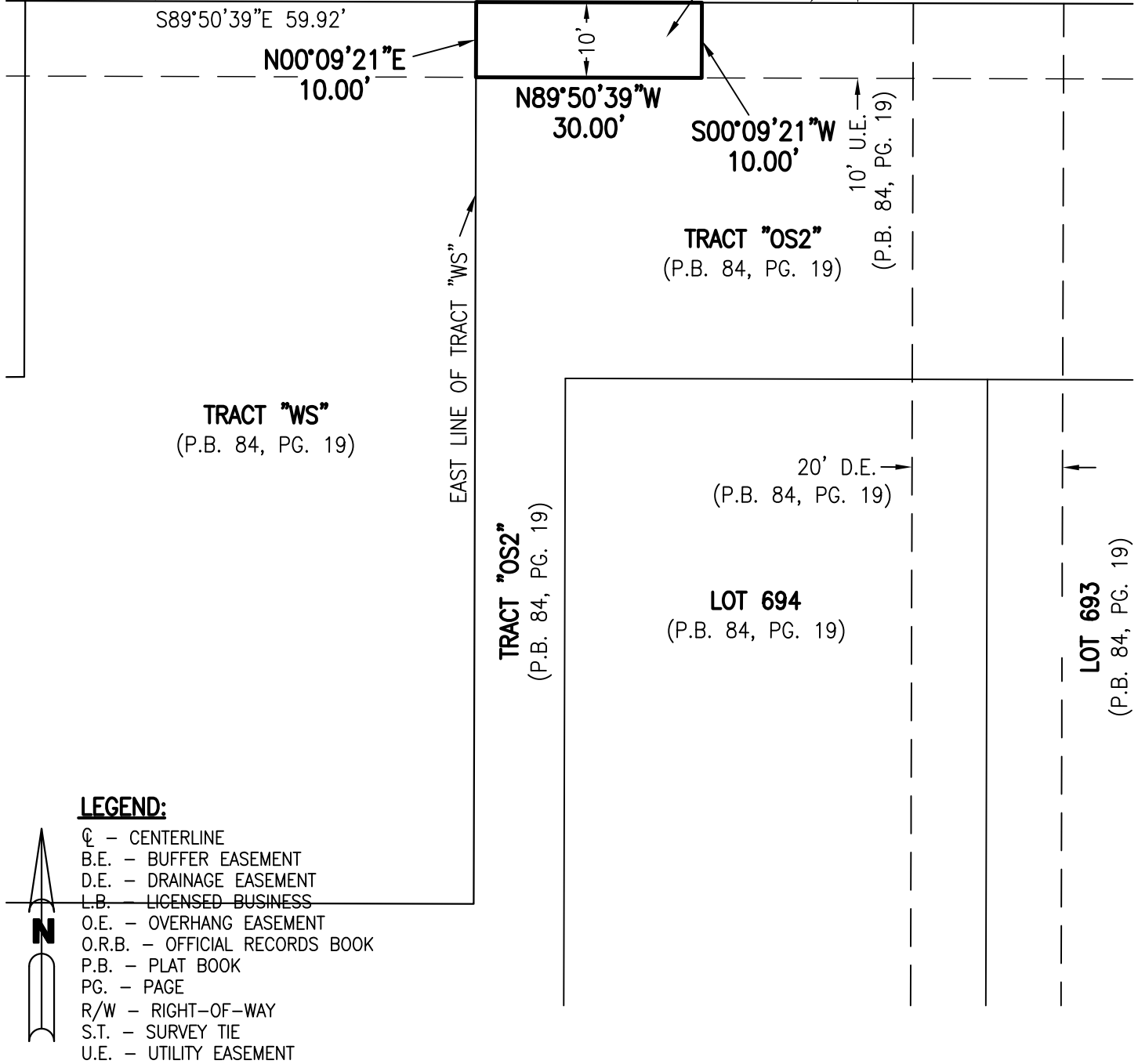
SKETCH & DESCRIPTION 10'x30' MASS TRANSIT EASEMENT RIVERLAND PARCEL A – PLAT TWELVE	DATE: 9/07/20	SHEET 1 OF 2
	REVIEWED: PW	DRAWN: BEJ
	DRAWING No: D0248LG49	

DISCOVERY WAY
150.00' WIDE R/W (E/W#1)
(O.R.B. 4077, PG. 1480)

P.O.B.
NORTHEAST CORNER
OF TRACT "WS"
(P.B. 84, PG. 19)

**10' x 30' MASS
TRANSIT EASEMENT**

BEARING BASE
NORTH LINE OF
TRACT "OS2"



TRACT "WS"
(P.B. 84, PG. 19)

EAST LINE OF TRACT "WS"

TRACT "OS2"
(P.B. 84, PG. 19)

TRACT "OS2"
(P.B. 84, PG. 19)

10' U.E.
(P.B. 84, PG. 19)

20' D.E.
(P.B. 84, PG. 19)

LOT 694
(P.B. 84, PG. 19)

LOT 693
(P.B. 84, PG. 19)

LEGEND:

- ☉ - CENTERLINE
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- D.E. - DRAINAGE EASEMENT
- L.B. - LICENSED BUSINESS
- O.E. - OVERHANG EASEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
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- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT



Sand & Hills Surveying, Inc.

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY!

SKETCH & DESCRIPTION
10'X30' MASS TRANSIT EASEMENT
RIVERLAND PARCEL A
- PLAT TWELVE

SCALE:
1"=20'

DATE:
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SHEET 2 OF 2

DRAWING No:
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