

Prepared by and Return to:
City of Port St. Lucie
City Attorney's Office
121 S.W. Port St Lucie Blvd.
Port St. Lucie, Florida 34984

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PARTIAL ABANDONMENT AND TERMINATION OF BLANKET FLOWAGE EASEMENT

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

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

WHEREAS, the City wishes to abandon and terminate the portion of the Blanket Flowage Easement situated on the property more particularly described in Attachment 1 hereto, ("Abandoned Easement Area").

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

1. Any and all rights and obligations with regard to the Abandoned Easement Area existing pursuant to the Blanket Flowage Easement are hereby terminated and declared to be of no further legal force or effect. The Abandoned Easement Area is hereby deleted from the Blanket Flowage Easement.

2. Except as provided above, the Blanket Flowage Easement will continue in full legal force and effect.

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

Witnesses:

CITY OF PORT ST. LUCIE
a Florida municipal corporation

Printed Name: _____

By: _____
Printed Name: Shannon M. Martin
Title: Mayor

Printed Name: _____

STATE OF FLORIDA)
) ss
COUNTY OF ST. LUCIE)

The foregoing instrument was acknowledged before me this ___ day of _____ 2022,
by Shannon M. Martin, as Mayor of the City of Port St. Lucie, and on behalf of the City of Port
St. Lucie, who is [X] personally known to me, or who has [] produced the following identification
_____.

Signature of Notary Public

Name: _____

NOTARY SEAL/STAMP

Notary Public, State of Florida
My Commission expires _____

Attachment 1

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT 3, SOUTHERN GROVE PLAT NO. 32, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 12 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF WATER MANAGEMENT TRACT 1, AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 32, SAID CORNER BEING THE INTERSECTION OF THE SOUTH LINE OF SAID WATER MANAGEMENT TRACT 1 AND THE EAST RIGHT-OF-WAY LINE OF HEGENER DRIVE (A 100.00-FOOT-WIDE RIGHT-OF-WAY, ACCORDING TO PLAT BOOK 84, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) THENCE NORTH 71°12'40" EAST, ALONG THE SOUTH LINE OF SAID WATER MANAGEMENT TRACT 1, A DISTANCE OF 1,101.60 FEET; THENCE SOUTH 21°00'38" EAST, A DISTANCE OF 314.58 FEET; THENCE NORTH 66°25'44" EAST, A DISTANCE OF 128.88 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 23,878.20 FEET, A RADIAL TO SAID POINT BEARS SOUTH 69°19'07" WEST TO THIS POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'05" AN ARC DISTANCE OF 667.42 FEET; THENCE SOUTH 01°35'13" EAST, A DISTANCE OF 93.81 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°13'17" AN ARC DISTANCE OF 140.40 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41°48'30" EAST, A DISTANCE OF 64.90 FEET TO THE WEST LINE OF A 60.00-FOOT-WIDE FLORIDA POWER & LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°02'34" WEST, A DISTANCE OF 652.47 FEET TO A POINT ON A 25.00-FOOT-WIDE WETLAND BUFFER, AS RECORDED IN PLAT BOOK 71, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID WETLAND BUFFER THE FOLLOWING (4) COURSES AND DISTANCES: NORTH 61°00'36" WEST, A DISTANCE OF 51.85 FEET; THENCE NORTH 83°47'33" WEST, A DISTANCE OF 87.78 FEET; THENCE SOUTH 71°15'38" WEST, A DISTANCE OF 89.07 FEET; THENCE SOUTH 43°20'52" WEST, A DISTANCE OF 61.53 FEET; THENCE SOUTH 63°47'25" WEST, A DISTANCE OF 398.03 FEET TO THE SOUTHERLY EXTENSION OF SAID WEST RIGHT-OF-WAY LINE OF HEGENER DRIVE; THENCE NORTH 26°12'35" WEST, ALONG SAID EXTENSION AND RIGHT-OF-WAY LINE, A DISTANCE OF 968.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 1,400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°26'59" AN ARC DISTANCE OF 230.90 FEET; THENCE NORTH 35°39'34" WEST, A DISTANCE OF 446.73 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 1,400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'17" AN ARC DISTANCE OF 289.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.03 ACRES, MORE OR LESS.