

Prepared by/Record and Return to:
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TERMINATION OF DEDICATION AND EASEMENT ON PLAT

This Termination of Dedication and Easement on Plat (this "Agreement") is made and entered into this ____ day of _____, 2026, by and between the CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation (the "City"), and MORGAN CNL BECKER, LLC, a Florida limited liability company (the "Owner").

WITNESSETH

WHEREAS, Owner owns Lot 8 ("Lot 8") in Block 2285, Port St. Lucie Section Thirty Three, as shown on the plat thereof, recorded in Plat Book 15, Page 1, of the Public Records of St. Lucie County, Florida.

WHEREAS, Owner owns Parcel B ("Parcel B") in Nau Ranch, as described and shown on the plat thereof, in Plat Book 40, Page 6, of the Public Records of St. Lucie County, Florida (the "Nau Ranch Plat").

WHEREAS, the Nau Ranch Plat was approved for recording on behalf of the City by the Clerk of the Circuit Court of St. Lucie County, Florida and the Board of County Commissioners of St. Lucie County, Florida.

WHEREAS, the Nau Ranch Plat contains on its face a dedication (the "Lot 8 Dedication") of an exclusive easement, for the purpose of ingress, egress, installation of utilities and the construction of any improvement required to facilitate or permit such ingress, access, and installation of utilities over, under and through Lot 8, in favor of Parcel B (the "Lot 8 Access Easement").

WHEREAS, the City and Owner have determined that the Lot 8 Dedication and the Lot 8 Access Easement are no longer needed and desire to delete the Lot 8 Dedication and terminate the Lot 8 Access Easement on the Nau Ranch Plat, as further set forth in this Agreement.

NOW, THEREOFRE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the Owner and the City agree as follows:

1. The above recitals and representations are true and correct and are made a part of this Agreement by reference.
2. The Lot 8 Dedication on the Nau Ranch Plat is hereby deleted and the Lot 8 Access Easement on the Nau Ranch Plat is hereby terminated and of no further force or effect and each are hereby released, relinquished, surrendered, terminated and extinguished of record.
3. This Agreement shall be recorded in the Public Records of St. Lucie County, Florida, by the Owner and at the Owner's expense. This Agreement, including the benefits and obligations contained herein, shall run with the land and be binding on and inure to the benefit of the Owner and its grantees,

successors, assigns, and tenants holding title to, or otherwise having an ownership interest in, Lot 8 and/or Parcel B.

4. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, the venue situs, and shall be governed by the laws of the state of Florida.

5. All other notations or dedications on the Nau Ranch Plat not amended by this Agreement shall remain in full force and effect.

6. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the Owner and the City.

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IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

WITNESSES:

CITY:
CITY OF PORT ST. LUCIE, FLORIDA, a
Florida municipal corporation

Name: _____
Address: _____

By: _____
Name: _____

Name: _____
Address: _____

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

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ___ day of _____, 2026, by _____, as _____ of the CITY OF PORT ST. LUCIE, FLORIDA, a Florida municipal corporation, on behalf of the corporation. He/She is [] personally known to me or has [] produced a _____ as identification.

Notary Public
Name: _____
My Commission Expires: _____

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