

THIS INSTRUMENT PREPARED BY:

Minaz Abdulla, Senior Counsel
Circle K Stores Inc.
19500 Bulverde Rd., Suite 100
San Antonio, TX 78259

RECORD AND RETURN TO:

City of Port St Lucie
Public Works Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984
Attn: Chris Powell, Project Coordinator

Parcel Info:4304-506-0001-000-5

SIDEWALK EASEMENT

THIS SIDEWALK EASEMENT ("Easement") is made and executed on MAY 21ST, 2021 by CIRCLE K STORES INC., a Texas corporation ("Grantor"), whose mailing address is 3802 Corporex Park Dr., Suite 200, Tampa, FL 33619, to the CITY OF PORT ST. LUCIE, a Florida municipal corporation ("Grantee"), whose mailing address is 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984.

WITNESSETH:

WHEREAS, Grantor is the owner of property ("Property") situated, lying and being located in St. Lucie County, FL described in the attached Exhibit "A" and incorporated by reference herein; and

WHEREAS, Grantor desires to grant a perpetual, non-exclusive easement to Grantee, its successors, agents, employees, contractors, designees, assigns and the public for public use for the purposes of a sidewalk and lighting on a portion of Grantor's property; and

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY to Grantee, its successors, agents, employees, contractors, designees and assigns, subject to the terms herein, a sidewalk and lighting easement for the public use, in perpetuity, in, on over, and across the area described in the attached Exhibit "B" and incorporated herein by reference ("Easement Area").

Grantor, at its sole cost and expense, shall construct a sidewalk and pole lights within the Easement Area pursuant to Grantee's specifications. There shall be no other improvements of any kind, including, but not limited to, landscaping constructed within the Easement Area that would restrict Grantee's use of the Easement Area. After construction and final acceptance by the Grantee, Grantee shall maintain, repair and replace the sidewalk and pole lights as necessary.

EXHIBIT "A"

Legal Description

10780 Crosstown PKWY

4304-506-0001-000-5

Parcel 1, TRADITION PLAT NO. 82, according to the Plat thereof, as recorded in Plat Book 86, Page 29, of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"

Easement Area

BEING A PORTION OF PARCEL 1, TRADITION PLAT NO. 82, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 29 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID PLAT; THENCE S.26°38'52"E., ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 3.00 FEET; THENCE S.63°16'18"W., ALONG A LINE THAT IS 3.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 63.10 FEET; THENCE S.26°43'42"E., A DISTANCE OF 7.00 FEET; THENCE S.63°16'18"W., A DISTANCE OF 10 FEET; THENCE N.26°43'42"W., A DISTANCE OF 7.00 FEET; THENCE S.63°16'18"W., ALONG A LINE THAT IS 3.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 87.76 FEET; THENCE S.26°43'42"E., A DISTANCE OF 7.00 FEET; THENCE S.63°16'18"W., A DISTANCE OF 10 FEET; THENCE N.26°43'42"W., A DISTANCE OF 10.00 FEET TO THE POINT ON THE NORTH LINE OF SAID PARCEL 1; THENCE N.63°16'18"E., ALONG THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 171.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 654 SQUARE FEET/0.0150 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

EXHIBIT "B" (cont'd)

