

This instrument was 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)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this ___ day of October 2024, by the CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (“Grantor”) to the PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, a Florida not for profit corporation, whose address is 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (“Grantee”).

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant and quit claim unto the Grantee all of the Grantor’s right, title and interest in and to those certain pieces, parcels or tracts of land situated in St. Lucie County, Florida more particularly described on **Exhibit “A”**, which is attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances, if any, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above-written.

Signed, sealed and delivered in the presence of:

CITY OF PORT ST. LUCIE, a Florida municipal corporation

Witness 1 Signature

By: _____
Jesus Merejo, City Manager

Witness 1 Print Name

Address: 121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

Witness 2 Signature

Witness 2 Print Name

Address: 121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

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 October 2024, by Jesus Merejo, as City Manager of the City of Port St. Lucie, who is [X] personally known to me, or who has [] produced the following identification _____.

NOTARY SEAL/STAMP

Signature of Notary Public
Name: _____
Notary Public, State of Florida
My Commission expires _____

EXHIBIT A

LEGAL DESCRIPTION (PROPOSED SOUTHERN GROVE PLAT 47 TRACT 1)

A PARCEL OF LAND LYING WITHIN A PORTION OF LOT 6, SOUTHERN GROVE PLAT 46, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 125 PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND A PORTION OF THE MARSHAL PARKWAY (A/K/A E/W 3 R/W), A 150.00 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680, AND BOOK 2899, PAGE 2933, AND UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORD BOOK 3935, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT A POINT ON THE SOUTH LINE OF SAID E/W 3 R/W WITH THE INTERSECTION OF THE EAST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121 PAGE 3, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING ALSO THE NORTHEASTERLY CORNER OF LOT 1, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1 BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W, A DISTANCE OF 1,003.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 84°16'45" WEST, WITH A CHORD DISTANCE OF 354.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID LOT LINE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°34'10", A DISTANCE OF 355.10 FEET TO A CUSP WITH A CURVE CONCAVE TO THE NORTHWEST,

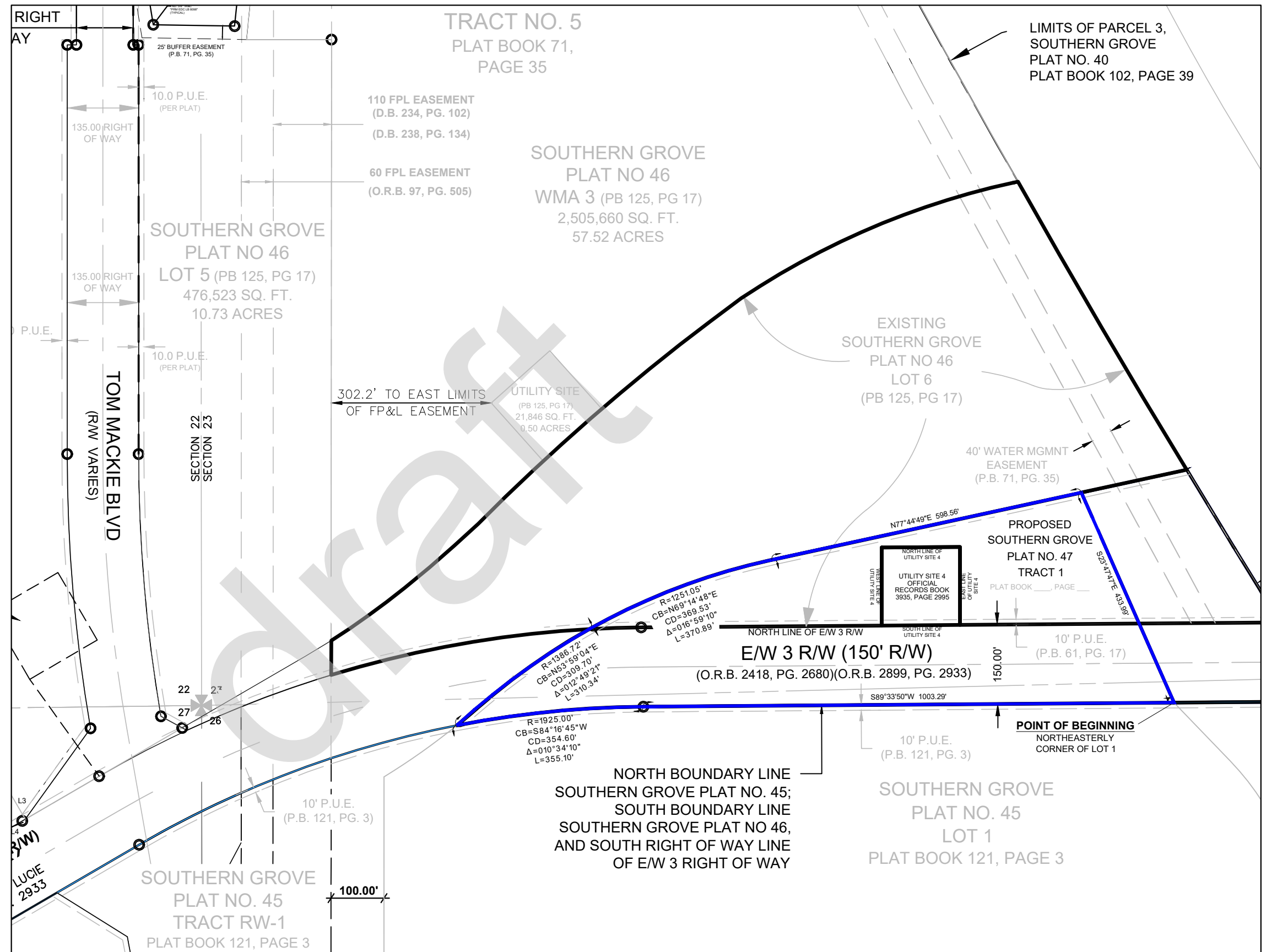
SAID CURVE BEING THE PROLONGATION OF THE WEST LINE OF SAID LOT 1, HAVING A RADIUS OF 1,386.72 FEET, THE CHORD OF WHICH BEARS NORTH 53°59'04" EAST, A CHORD DISTANCE OF 309.70 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND PROLONGATION, THROUGH A CENTRAL ANGLE OF 12°49'21", A DISTANCE OF 310.34 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E/W 3 R/W BEING ALSO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1251.05 FEET, THE CHORD OF WHICH BEARS NORTH 69°14'48" EAST, A CHORD DISTANCE OF 369.53 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°59'10", A DISTANCE OF 370.89 FEET;

THENCE NORTH 77°44'49" EAST, A DISTANCE OF 598.568 FEET;

THENCE SOUTH 23°47'47" EAST, A DISTANCE OF 439.99 FEET; TO THE POINT OF BEGINNING.

CONTAINING 7.54 ACRES, MORE OR LESS.

NOTE: THE INFORMATION SHOWN ON THIS SKETCH AND DESCRIPTION HAS BEEN EXTRAPOLATED FROM THE INFORMATION DEPICTED ON SOUTHERN GROVE PLAT 45 (PB 121, PAGE 03) AND SOUTHERN GROVE PLAT 46 (PB 125 PAGE 17) AS FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA. NO TITLE REVIEW OR FIELD SURVEY REVIEW HAS BEEN CONDUCTED FOR THIS PURPOSE.



NORTH

SCALE: 1" = 200FT

| | BY | DATE |
|----------|-----|----------|
| DRAWN | DJM | 24.08.28 |
| DETAILED | - | - |
| CHECKED | - | - |
| APPROVED | - | - |

SKETCH AND DESCRIPTION OF FUTURE TRACT 1 SOUTHERN GROVE PLAT 47



CULPEPPER & TERPENING INC.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286