

Return to:
Port St. Lucie Utility Systems Dept.
900 SE Ogden Lane
Port St. Lucie, FL 34983

PUBLIC UTILITY EASEMENT

THIS INDENTURE made and entered into this 22nd day of September, 2021, by and between PSL INDUSTRIAL OWNER, LLC, A Missouri Limited Liability Company ("Grantor"), owner of the property for which this document applies, whose mailing address is 120 S. Central Avenue, Suite 500, St. Louis, Missouri 63105 and the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation ("Grantee"), whose mailing address is 121 SW Port St. Lucie Blvd., 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 "Property") 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, in perpetuity, a PUBLIC UTILITY EASEMENT (PUE), for the installation, operation, maintenance, repair, expansion and replacement of underground utilities, including without limitation, electric power lines, telecommunication lines, cable television lines, gas lines, irrigation lines and related appurtenances (specifically including municipal water, sewer and reclaimed water lines). The City of Port St. Lucie shall not be responsible for any maintenance obligations for said easements except as shall relate to the servicing of such public utilities by the City of Port St. Lucie. The Public Utility Easement is also dedicated to the Tradition Community Development District 1, its successors and/or assigns, for the installation, operation, maintenance, repair, expansion and replacement of irrigation lines, structures, and appurtenances, more particularly described in Exhibit "B" (the "Easement Premises"), attached hereto and incorporated herein by reference, which shall run with and be a burden upon the Property.

Grantor and Grantee agree that there will be no improvement planted or constructed within the boundaries of the Easement Premises without written approval by the Grantee. Should the Grantor plant or construct such improvement, it is subject to removal or destruction by the Grantee, without liability or responsibility thereof on the part of the Grantor.

Grantor hereby covenants and warrants that Grantor owns the said land described herein, or is an agent of Grantor, and has the right to grant this easement.

(Continued 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 herein written.

PSL Industrial Owner, LLC,
a Missouri Limited Liability Company

[Signature]

WITNESS ONE

Krystal Schaaf
Print Name

[Signature]

WITNESS TWO

Blake Reel
Print Name
(document requires two witnesses' signatures)

[Signature]

GRANTOR (owner/agent of property)
Manager
Nicholas G. Sansone

Print Name/ Title

Company (if applicable)

STATE OF Missouri

COUNTY OF St. Louis

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of September 2021, by Nicholas G. Sansone who is personally known to me or has produced _____ as identification.



MELISSA A. CLEMENTS
My Commission Expires
July 9, 2024
St. Louis City
Commission #12412085

[Signature]
Notary Public
Print Name: Melissa A Clements
My Commission Expires: 7/9/2024

Please return this form and attached exhibits to

EXHIBIT "A"

Legal Description of the Property

Parcel ID # 4335-500-0003-000-7

LOT 1 OF SOUTHERN GROVE PLAT NO. 33, AS RECORDED IN PLAT BOOK 91, PAGE 32
OF THE OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXHIBIT "B"

Sketch of the Easement Premises

EXHIBIT "B"

DESCRIPTION:

A PORTION OF LOT 1, SOUTHERN GROVE PLAT NO. 33, AS RECORDED IN PLAT BOOK 91, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LIFT STATION EASEMENT -1 (LSE-1) LYING IN SAID LOT 1; THENCE N 90°00'00" E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 58.00 FEET; THENCE N 90°00'00" W, A DISTANCE OF 52.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF A PUBLIC UTILITY EASEMENT, AS SHOWN ON SAID PLAT; THENCE N 00°00'00" E ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH A LINE 3.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LSE-1, THENCE N 90°00'00" E ALONG SAID PARALLEL LINE, A DISTANCE OF 42.00 FEET; THENCE N 00°00'00" E ALONG THE SOUTHERLY PROJECTION AND THE EAST LINE OF SAID LSE-1, A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,000 SQUARE FEET OR 0.0230 ACRES, MORE OR LESS.

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


NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH ALONG THE WEST LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 33, AS RECORDED IN PLAT BOOK 91, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
4. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. ADDITIONS OR DELETIONS TO SURVEY SKETCHES AND LEGAL DESCRIPTIONS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

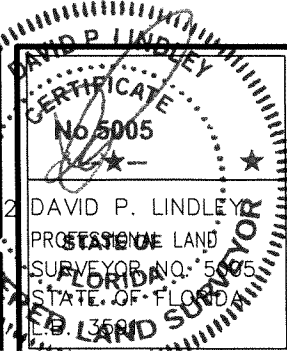
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 9, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

SHEET 1 OF 3



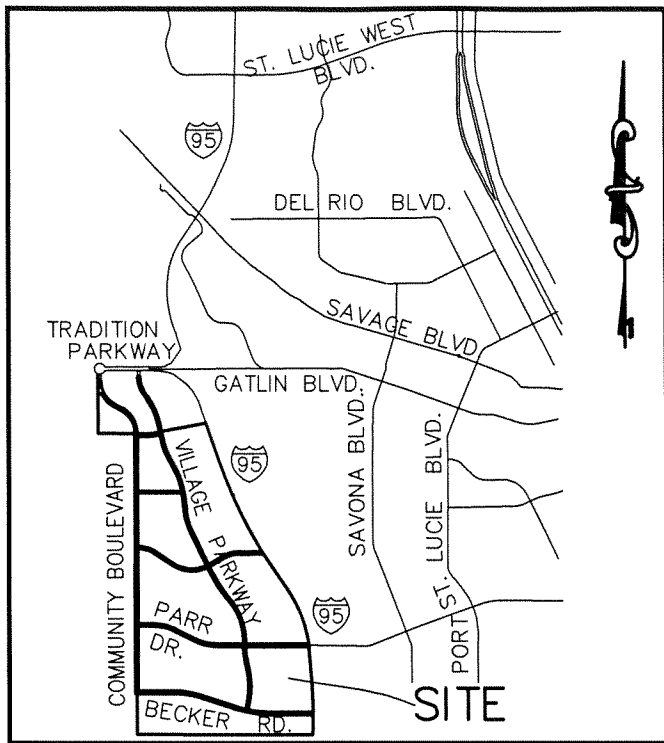
CAULFIELD & WHEELER, INC
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1442



DATE	9-9-2021
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9215PUE2

**SOUTHERN GROVE PLAT NO. 33
 PUBLIC UTILITY EASEMENT DEDICATION
 SKETCH OF DESCRIPTION**

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LOCATION MAP

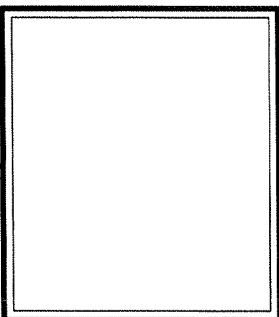
NOT TO SCALE

LEGEND/ABBREVIATIONS

- ⊕ - CENTERLINE
- △ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS EGRESS EASEMENT
- IQE - IRRIGATION EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- PSLUE - PRIVATE UTILITY EASEMENT
- R - RADIUS
- (NR) - NON-RADIAL LINE
- ←(R) - DIRECTION OF RADIAL LINE
- UE - PUBLIC UTILITY EASEMENT
- WME/IQE - WATER MANAGEMENT EASEMENT AND IRRIGATION EASEMENT
- WMAE/IQE - WATER MANAGEMENT ACCESS AND IRRIGATION EASEMENT

SHEET 2 OF 3

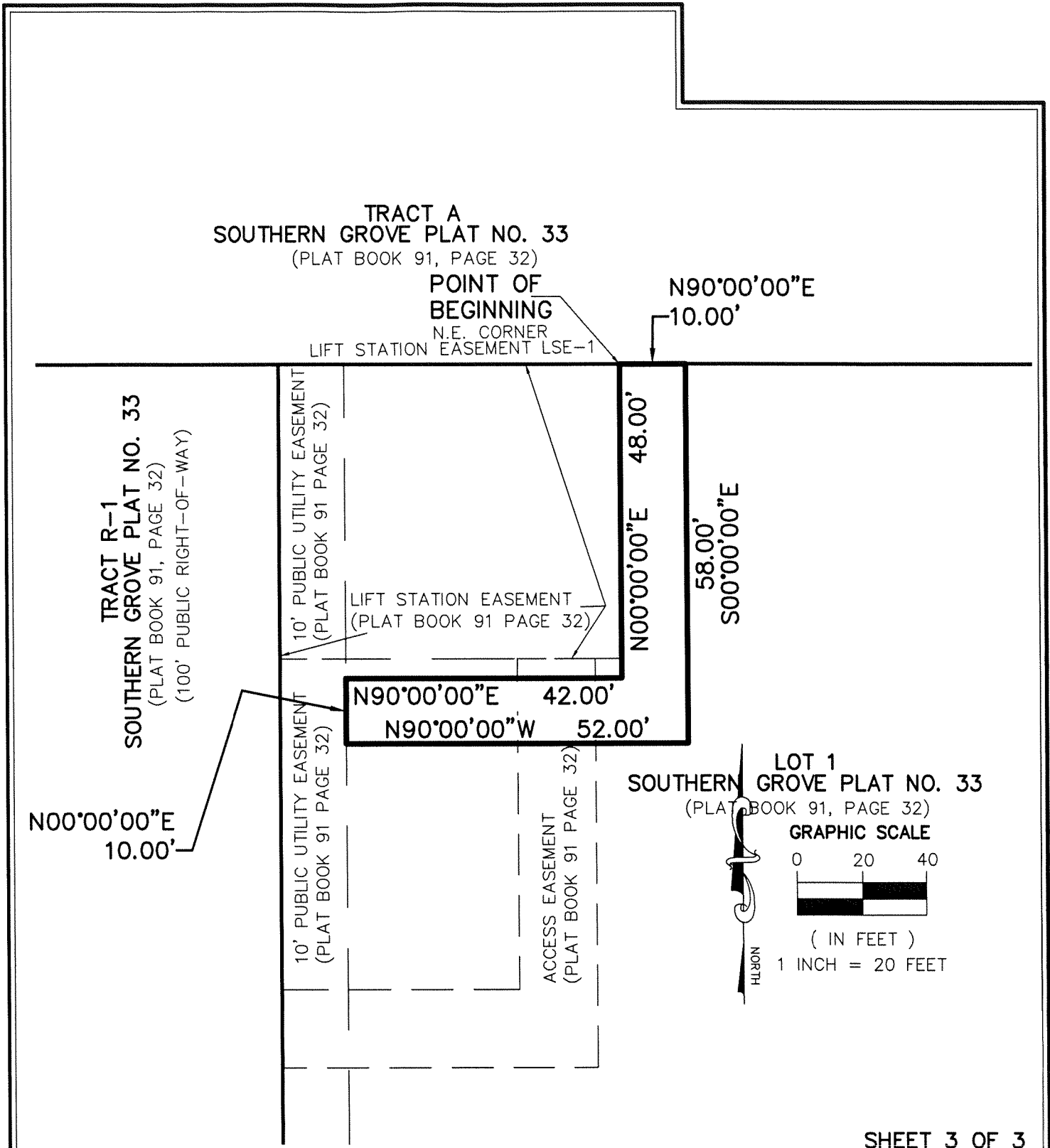
CAULFIELD & WHEELER, INC.
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DATE	9-9-2021
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F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9215PUE2

**SOUTHERN GROVE PLAT NO. 33
 PUBLIC UTILITY EASEMENT DEDICATION
 SKETCH OF DESCRIPTION**

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LOT 1
SOUTHERN GROVE PLAT NO. 33
(PLAT BOOK 91, PAGE 32)


GRAPHIC SCALE

0 20 40

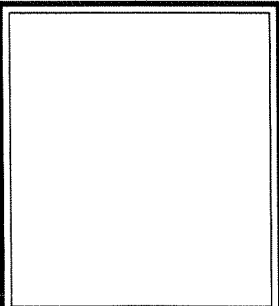
(IN FEET)
1 INCH = 20 FEET

NORTH

SHEET 3 OF 3



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	9-9-2021
DRAWN BY	DL
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	9215PUE2

**SOUTHERN GROVE PLAT NO. 33
PUBLIC UTILITY EASEMENT DEDICATION
SKETCH OF DESCRIPTION**

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