

**BILL OF SALE ABSOLUTE**

KNOW ALL MEN BY THESE PRESENTS, that RIVERLAND DEVELOPMENT COMPANY, LLC, a Florida limited liability company ("Transferor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, transfer and deliver unto the City of Port St. Lucie, a Florida municipal corporation (the "City"), its legal representatives, successors and assigns, all those improvements described in Schedule 1, attached hereto and made a part hereof (the "Transferred Improvements").

TO HAVE AND TO HOLD the same unto the City, its legal representatives, successors and assigns, forever.

AND TRANSFEROR does, for itself, its legal representatives, successors and assigns, covenant to and with the City, its legal representatives, successors and assigns, that Transferor is the lawful owner of the Transferred Improvements; that the Transferred Improvements are free and clear of all liens, encumbrances, and charges whatsoever; that it has good right and lawful authority to sell the Transferred Improvements; and that it will warrant and defend the sale of the Transferred Improvements unto the City, its legal representatives, successors and assigns, against the lawful claims and demands of all person whomsoever.

[Signatures and acknowledgements appear on the following page]

26<sup>th</sup> IN WITNESS WHEREOF, Transferor has caused this Bill of Sale Absolute to be executed this day of MAY 2023.

WITNESS:

BY:

RIVERLAND DEVELOPMENT COMPANY, LLC, a Florida limited liability company

[Signature]  
Signature  
JEFFREY SPEVACEK  
Printed Name

By: [Signature], V.P.  
Alan J. Fant, Vice President

[Signature]  
Signature

SHARDLYN WEBB  
Printed Name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 26<sup>th</sup> day of MAY 2023 by Alan J. Fant as Vice President of Riverland Development Company, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

Seal



**JEFFREY A SPEVACEK**  
Commission # HH 332663  
Expires January 28, 2027

[Signature]  
Signature  
JEFFREY SPEVACEK  
Printed Name

Notary Public, State of Florida

BILL OF SALE  
SCHEDULE 1  
TRANSFERRED IMPROVEMENTS

The "Transferred Improvements" consist of the following items:

Those certain regulatory and non-regulatory signs; roadways, including, without limitation, bridges and decorative architectural treatments on headwall facilities; and the roadway drainage system, including, without limitation, all structures and improvements designed, installed, and maintained for the purpose of draining and collecting rainfall discharges from the roadways and conveying such water to the Riverland stormwater system, including, without limitation, curbs, inlets, grillwork, catch basins, culverts, and discharge pipes, located within that right-of-way identified and depicted on Schedule 1(a) attached hereto.

BILL OF SALE  
SCHEDULE 1(a)  
DEPICTION OF THE RIGHT-OF-WAY

COMMUNITY BOULEVARD AT RIVERLAND PARCEL B, according to the plat thereof, as recorded in Plat Book 96, Page 27, of the Public Records of St. Lucie County, Florida, as depicted on the attached three (3) pages.

[See attached three (3) pages]

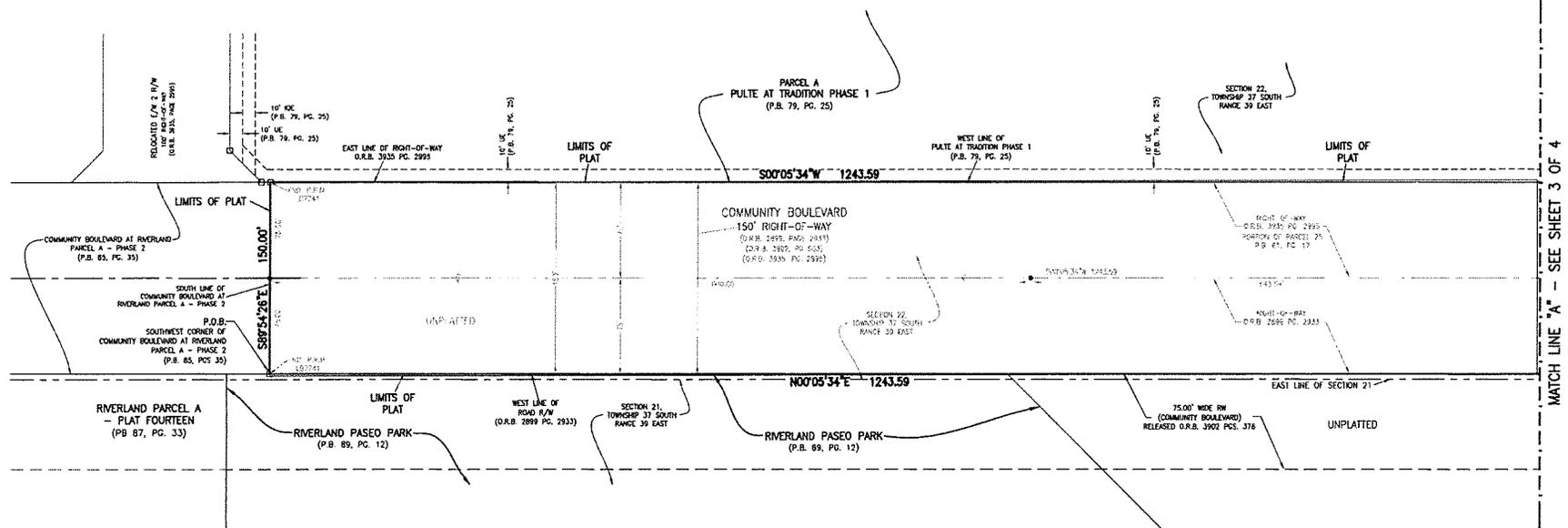
# COMMUNITY BOULEVARD AT RIVERLAND PARCEL B

BEING A REPLAT OF A PORTION OF PARCEL 25, SOUTHERN GROVE PLAT NO. 3,  
AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,  
ALSO LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 4

PB 96

PG 28

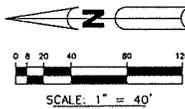


**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT
- - 5/8" IRON ROD WITH CAP LB-7741
- - FOUND PERMANENT REFERENCE MONUMENT
- - 3/4" IRON ROD WITH CAP LB-3591, UNLESS OTHERWISE NOTED
- - SET PERMANENT CONTROL POINT
- - MARK WITH 1.25" DIAM. STAMPED LB-7741
- - FOUND PERMANENT CONTROL POINT
- - MARK WITH 1.25" DIAM. STAMPED LB-7741
- Δ - DELTA ANGLE
- B.L. - BUTTER EASEMENT
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- C - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER & LIGHT
- L. - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT

**LEGEND:**

- H.R. - HOT RADIAL
- H.T.S. - HOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C.P. - PERMANENT CONTROL POINT
- P.C. - PACE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.R. - POINT OF REVERSE CURVATURE
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.L.D. - PLANNED UNIT DEVELOPMENT
- R - RADIUS
- RD - ROAD
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT



COMMUNITY BOULEVARD

SHEET 2

SHEET 3

SHEET 4

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213,  
STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA  
33467 LB-7741

SH0248
P21-067
SHEET 2 OF 4

MATCH LINE "A" - SEE SHEET 3 OF 4

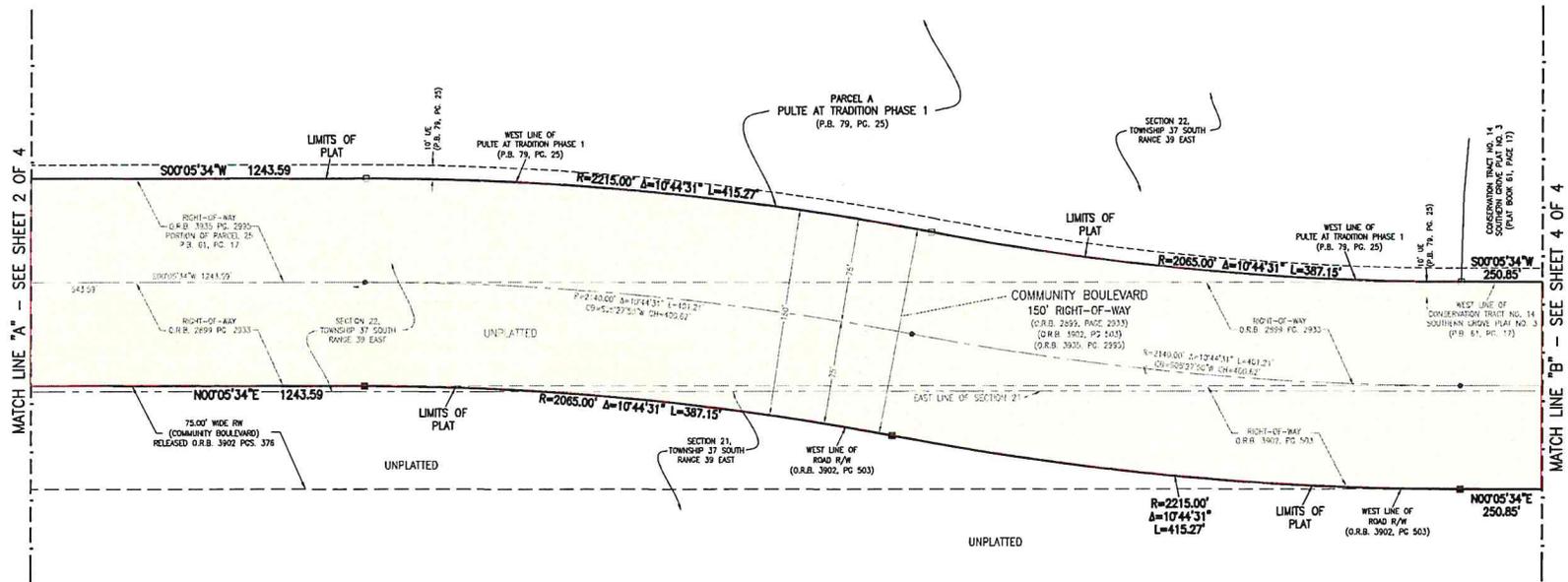
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SHEET 3 OF 4

PB 96

PG 29

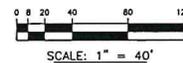


**LEGEND:**

- - SET PERMANENT REFERENCE MOVEMENT
- 3/8" IRON ROD WITH CAP LB7741
- - FOUND PERMANENT REFERENCE MOVEMENT
- 3/8" IRON ROD WITH CAP LB5591, UNLESS OTHERWISE NOTED
- - SET PERMANENT CONTROL POINT
- HAL WITH 1.25" DISK STAMPED LB.7741
- - FOUND PERMANENT CONTROL POINT
- HAL WITH 1.25" DISK STAMPED LB.7741
- Δ - DELTA ANGLE
- B.E. - BUFFER EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- C - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER & LIGHT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT

**LEGEND:**

- N.R. - NOT RADIAL
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C.P. - PERMANENT CONTROL POINT
- P.C. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.R.C. - POINT OF REVERSE CURVATURE
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.U.D. - PLANNED UNIT DEVELOPMENT
- R - RADIAL
- RAO - RADIAL
- R/W - RIGHT-OF-WAY
- S.T. - SURVEY TIE
- U.E. - UTILITY EASEMENT



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33467 LB-7741

COMMUNITY BOULEVARD

KEY MAP  
NOT TO SCALE

SH0248
P21-067
SHEET 3 OF 4

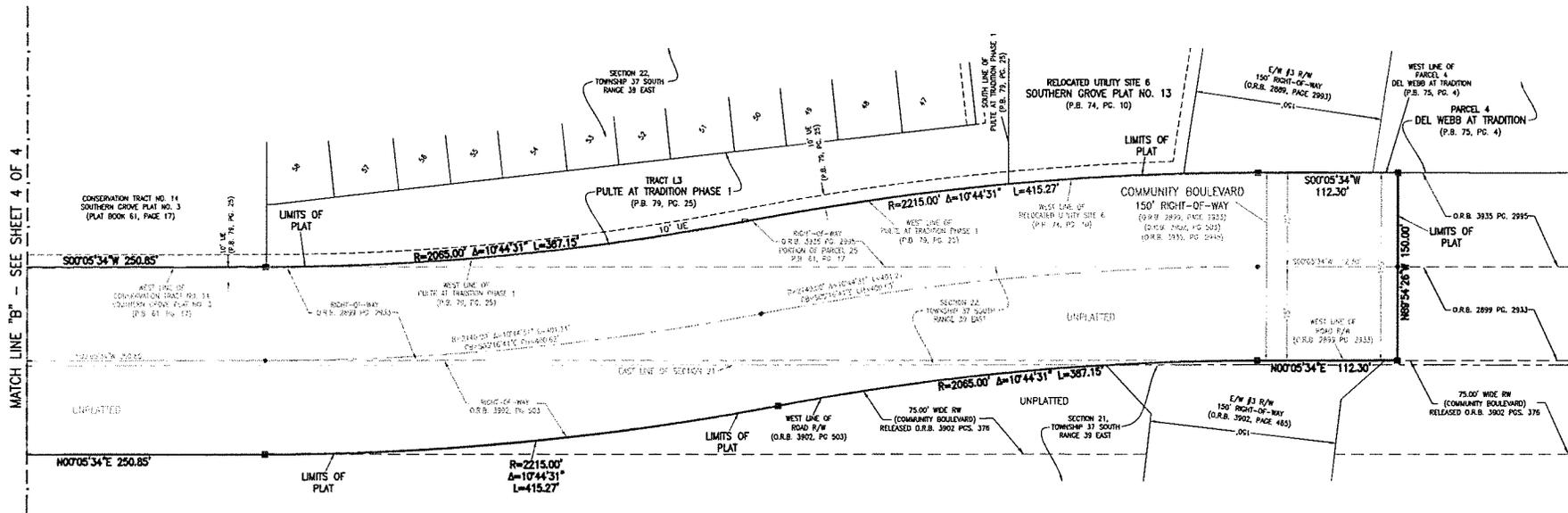
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SHEET 4 OF 4

PB 96

PG 30



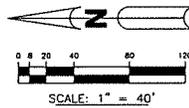
MATCH LINE "B" - SEE SHEET 4 OF 4

**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT
- - SET PERMANENT REFERENCE MONUMENT
- - SET PERMANENT CONTROL POINT
- - FOUND PERMANENT CONTROL POINT
- Δ - DELTA ANGLE
- B.E. - BURIED EASEMENT
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- C - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- F.P.L. - FLORIDA POWER & LIGHT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT

**LEGEND:**

- N.R. - NOT ROLLED
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.C.P. - PERMANENT CONTROL POINT
- P.C. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.R.C. - POINT OF REVERSE CURVATURE
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- P.L.D. - PLANNED LANE DEVELOPMENT
- R - RADIOS
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