

Prepared by and return to:  
Sachs Sax Caplan, P.L.  
6111 Broken Sound Parkway NW, Ste. 200  
Boca Raton, Florida 33487  
561-994-4499

[Space Above This Line For Recording Data]

**SPECIAL WARRANTY DEED**  
(Internal Road N/S A.5)

THIS SPECIAL WARRANTY DEED is made and given as of the \_\_\_ day of \_\_\_\_\_, 2021, by THE CITY OF PORT ST. LUCIE, a Florida municipal corporation, having an address of 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984-5099 (the "Grantor"), to and in favor of ACR ACQUISITION, LLC, a Delaware limited liability company, having an address of (the "Grantee") 5300 W. Atlantic Ave, Suite 505, Delray Beach, FL 33484.

[Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument, together with their respective successors and assigns.]

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell, to Grantee and its successors and assigns, forever, the following described land lying, being, and situate in St. Lucie County, Florida (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: (a) taxes and assessments for the year 2021 and subsequent years not yet due or payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; (c) conditions, restrictions, limitations, easements and other matters of record, if any, but this reference shall not operate to reimpose any of the same; (d) rights of any parties in possession of the Property, if any; and (e) matters which would be disclosed by an accurate survey of the Property.

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

TO HAVE AND TO HOLD unto Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; that Grantor specially warrants the title to the Property subject to the foregoing matters and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

[signature follows on next page]

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

THE CITY OF PORT ST. LUCIE, a Florida  
municipal corporation

\_\_\_\_\_  
Signature of Witness 1

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness 1

\_\_\_\_\_  
Signature of Witness 2

\_\_\_\_\_  
Print Name of Witness 2

State of Florida

County of \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_ as \_\_\_\_\_ of THE CITY OF PORT ST. LUCIE, a Florida municipal corporation, on behalf the corporation, who is  personally known to me or has  produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

Property

**DESCRIPTION:**

ALL OF THAT CERTAIN 100 FOOT WIDE N/S #A.5 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 2972, PAGE 774 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF N/S #A.5 AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE S.41°50'08"W., A DISTANCE OF 49.50 FEET; THENCE S03°09'52"E A DISTANCE OF 2161.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 738.70 FEET THROUGH A CENTRAL ANGLE OF 38°28'36"; THENCE S35°18'44"E A DISTANCE OF 159.89 FEET TO THE BEGINNING OF A CURVE CONCAVED TO THE EAST HAVING A RADIUS OF 1000.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.89 FEET THROUGH A CENTRAL ANGLE OF 14°43'07"; THENCE S20°35'37"W A DISTANCE OF 123.59 FEET; THENCE S23°51'28"E A DISTANCE OF 49.97 FEET; THENCE N68°18'33"W A DISTANCE OF 41.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2275.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.58 FEET THROUGH A CENTRAL ANGLE OF 03°14'18"; THENCE N65°08'45"E A DISTANCE OF 49.88 FEET; THENCE N20°35'37"E A DISTANCE OF 124.09 FEET TO THE BEGINNING OF A CURVE CONCAVED TO THE EAST HAVING A RADIUS OF 1100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 282.58 FEET THROUGH A CENTRAL ANGLE OF 14°43'07"; THENCE N35°18'44"E A DISTANCE OF 159.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1000.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 671.54 FEET THROUGH A CENTRAL ANGLE OF 38°28'36"; THENCE N03°09'52"W A DISTANCE OF 2161.34 FEET; THENCE N48°09'52"W A DISTANCE OF 49.50 FEET; THENCE N86°50'07"E A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.066 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.


**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THE BEARING BASE FOR THIS SKETCH OF DESCRIPTION IS THE NORTH LINE OF N/S #A.5, AS RECORDED IN OFFICAL RECORDS BOOK 2972, PAGE 774, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE BEARS N 86°50'07" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

**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 AUGUST 18, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 3**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING – LAND PLANNING  
 LANDSCAPE ARCHITECTURE – SURVEYING  
 7900 GLADES ROAD – SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

RONNIE L. FURNISS  
 PROFESSIONAL SURVEYOR  
 AND MAPPER LS6272  
 STATE OF FLORIDA  
 L.B. 3591

DATE	8/18/2021
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	4371NSA.5VAC

**WILSON GROVES**  
**VACATION RIGHT-OF-WAY OF N/S #A.5 ROAD**  
**SKETCH OF DESCRIPTION**

**BLOCK 3**  
**THE ALAN WILSON GROVE**  
 (PLAT BOOK 12, PAGES 50-50A)

**BLOCK 9**  
**THE ALAN WILSON GROVE**  
 (PLAT BOOK 12, PAGES 50-50A)

**POINT OF BEGINNING**  
 NORTHEAST  
 CORNER N/S #A.5

(BEARING BASIS) CITY OF PORT ST. LUCIE E/W #4  
 (ORB 2972, PG 802)

N86°50'07"E  
 170.00'

CITY OF PORT ST. LUCIE E/W #4  
 (ORB 2972, PG 802)

S41°50'08"W  
 49.50'

THE NORTH LINE  
 OF N/S #A.5

**BLOCK 3**  
**THE ALAN WILSON GROVE**  
 (PLAT BOOK 12, PAGES 50-50A)

**BLOCK 9**  
**THE ALAN WILSON GROVE**  
 (PLAT BOOK 12, PAGES 50-50A)

60' ROAD EASEMENT  
 (PLAT BOOK 12,  
 PAGES 50-50A)

100'

CITY OF PORT ST. LUCIE  
 N/S #A.5  
 (ORB 2972, PG 802)

60' ROAD EASEMENT  
 (PLAT BOOK 12,  
 PAGES 50-50A)

N03°09'52"W  
 2161.34'

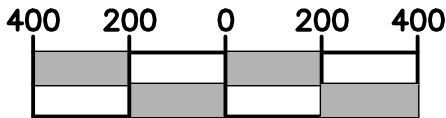
S03°09'52"E  
 2161.34'

**BLOCK 6**  
**TRACT 3**  
**THE ALAN WILSON GROVE**  
 (PLAT BOOK 12, PAGES 50-50A)

**BLOCK 8**  
**THE ALAN WILSON GROVE**  
 (PLAT BOOK 12, PAGES 50-50A)

60' ROAD EASEMENT  
 (PLAT BOOK 12,  
 PAGES 50-50A)

**MATCH LINE SHEET 3**



GRAPHIC SCALE



**LEGEND**

PG - PAGE  
 ORB - OFFICIAL RECORDS BOOK

**SHEET 2 OF 3**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**WILSON GROVES**  
**VACATION RIGHT-OF-WAY OF N/S #A.5 ROAD**  
**SKETCH OF DESCRIPTION**

DATE 8/18/2021

DRAWN BY RF

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 0371NSA.5VAC

MATCH LINE SHEET 2

BLOCK 6  
TRACT 3  
THE ALAN WILSON GROVE  
(PLAT BOOK 12, PAGES 50-50A)

S03°09'52"E  
2161.34'  
CITY OF PORT ST. LUCIE  
N/S #A.5  
(ORB 2972, PG 802)

BLOCK 8  
THE ALAN WILSON GROVE  
(PLAT BOOK 12, PAGES 50-50A)

N03°09'52"W  
2161.34'  
R=1000.00'  
Δ=38°28'36"  
L=671.54'

R=1100.00'  
Δ=38°28'36"  
L=738.70'

N35°18'44"E  
159.89'

S35°18'44"W  
159.89'

R=1100.00'  
Δ=14°43'07"  
L=282.58'

R=1000.00'  
Δ=14°43'07"  
L=256.89'

N20°35'37"E  
124.09'

S20°35'37"W  
123.59'

N65°08'45"E  
49.88'

S23°51'28"E  
49.97'

E/W #5 ROAD  
(ORB 2972, PG 802)

65' ROAD  
EASEMENT  
(PLAT BOOK 12,  
PAGES 50-50A)

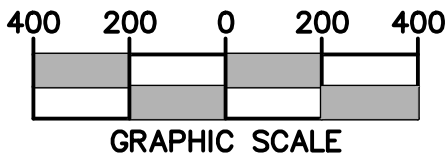
R=2275.00'  
Δ=3°14'18"  
L=128.58'

N68°18'33"W  
41.43'

BLOCK 7  
THE ALAN WILSON GROVE  
(PLAT BOOK 12, PAGES  
50-50A)

50' ROAD EASEMENT  
(PLAT BOOK 12,  
PAGES 50-50A)

70' ROAD  
EASEMENT  
(PLAT BOOK 12,  
PAGES 50-50A)



LEGEND

PG - PAGE  
ORB - OFFICIAL RECORDS BOOK

SHEET 3 OF 3



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VACATION RIGHT-OF-WAY OF N/S #A.5 ROAD  
SKETCH OF DESCRIPTION