

This instrument prepared by, and after recording, return to:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500
West Palm Beach, FL 33401

Tax Parcel No: 3331-111-0000-000-7 (Portion)
3328-322-0001-000-2 (Portion)

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given as of the 10th day of March, 2022, by VERANO DEVELOPMENT LLC, a Delaware limited liability company, having an address of 105 NE 1st Street, Delray Beach, Florida 33444 (the "Grantor"), to and in favor of 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 "Grantee").

[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 2022 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; (e) matters which would be disclosed by an accurate survey of the Property; and (f) those matters set forth on Exhibit "B" attached hereto and made a part hereof.

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to *Ryan v. Manalapan*.

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 these presents the day and year first above written.

WITNESSES

[Signature]
Witness signature
Allison Babiak
Print Name

[Signature]
Witness signature
Robert Tala
Print Name

GRANTOR

VERANO DEVELOPMENT LLC, a Delaware limited liability company

By: [Signature]
Name: JOHN CSAPÓ
Title: AUTHORIZED SIGNATORY

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of March, 2022, by JOHN CSAPÓ, as AUTHORIZED SIGNATORY of VERANO DEVELOPMENT LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me, or has produced _____ as identification.

[Signature]
Notary Public - State of Florida
Print Name: Allison Babiak

(Seal)

EXHIBIT "A"

(Attached)

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL NUMBER C-24, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SAID CANAL C-24, CHECKED DATED 11/25/58 AND REVISED ON 2/23/59 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY "FT. PIERCE CUT-OFF" TRACK AS SHOWN ON RIGHT-OF-WAY MAPS, PAGES V.3D/6 AND V.3D/7, DATED FEBRUARY 1, 1960 WITH "TRACK CORRECT" REVISION DATED 4/28/67; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, A DISTANCE OF 5069.68 FEET TO A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE S.04°13'20"E., ALONG SAID EAST LINE OF SECTION 30, A DISTANCE OF 258.80 FEET TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE S.89°40'25"W., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 31, A DISTANCE OF 312.01 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE S.44°46'01"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2126.69 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2118.00 FEET AND A RADIAL BEARING OF S.46°49'44"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL OF 41°11'28", A DISTANCE OF 1522.68 FEET TO A POINT OF TANGENCY; THENCE S.01°58'48"E., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 2078.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 452.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 2188.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 983.39 FEET TO A POINT OF TANGENCY; THENCE S.15°14'40"E., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1975.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°48'33", A DISTANCE OF 338.12 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 22,918.00 FEET AND A RADIAL BEARING OF N.05°49'21"W., AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'00", A DISTANCE OF 80.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1895.00 FEET AND A RADIAL BEARING OF S.84°34'36"W., AT SAID INTERSECTION; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE

DESCRIPTION CONTINUED ON SHEET 2

PROPOSED RIGHT-OF-WAY N/S A ROAD SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.
1	09-14-21	REVISE LEGAL DESCRIPTION	SAB
Sheet No. 1 of 9 Sheets			

Prepared For: COTLEUR AND HEARING
 Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE
 This certifies that this sketch and description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager
Digitally signed by Gary Rager
 DN: cn=US, ou=Florida, st=Florida, o=GeoPoint Surveying, Inc., email=GeoPoint@geopointsurvey.com, c=US, postalCode=33404

Gary A. Rager
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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 Surveying, Inc.

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 Suite 105
 Riviera Beach, FL 33404

Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

Drawn: SWM	Date: 10/06/20	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E		Job #: N-S_A Rd 120RVW

DWG NAME: W\VERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO_N_S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:41 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM

DESCRIPTION CONTINUED FROM SHEET 1

THROUGH A CENTRAL ANGLE OF 09°48'17", A DISTANCE OF 324.83 FEET TO A POINT OF TANGENCY; THENCE N.15°14'40"W., A DISTANCE OF 603.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 2268.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°45'05", A DISTANCE OF 1019.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 1998.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'13", A DISTANCE OF 435.44 FEET TO A POINT OF TANGENCY; THENCE N.01°58'48"W., A DISTANCE OF 2828.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 2038.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°06'37", A DISTANCE OF 1462.28 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY; THENCE N.44°46'01"E.. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 536,055 SQUARE FEET OR 12.306 ACRES MORE OR LESS.

LEGEND

- P.O.B. --- Point of Beginning
- O.S.T. --- Open Space Tract
- O.R.B. --- Official Records Book
- PG(s) --- Page(s)
- R/W --- Right-of-Way
- R --- Radius
- L --- Arc Length
- D --- Delta-Central Angle
- Ø --- Utility Pole
-) --- Guy Anchor
- FHhO --- Fiber Optic Handhole
- FΔ --- Buried Fiber Optic Warning Marker
- ⊗ --- Water Gate Valve
- ⊙ --- Fire Hydrant
- WΔ --- Buried Water Main Warning Marker
- FM⊗ --- Force Main Gate Valve
- FMΔ --- Buried Force Main Warning Marker
- FPL --- Florida Power & Light
- Sec. - Twp. - Rge. --- Section-Township-Range
- S.F.W.M.D. --- South Florida Water Management District
- OHE --- Overhead Electric Lines
- Ⓢ --- Sanitary Sewer Manhole
- 30 29
31 32 --- Section Corner

**PROPOSED RIGHT-OF-WAY N/S A ROAD
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: COTLEUR AND HEARING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
Sheet No. 2 of 9 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

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 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM	Date: 10/06/20	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~

Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E | Job #: N-S_A Rd 120RW

DWG NAME: W\IVERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO N-S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:41 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM

POINT OF COMMENCEMENT

INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

FLORIDA EAST COAST RAILWAY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECTION REVISION DATED 4/28/67.

GLADES CUT-OFF ROAD

SOUTHWESTERLY R/W LINE OF S.F.W.M.D. CANAL C-24

S.F.W.M.D. CANAL C-24



SOUTHEASTERLY LINE OF FPL (O.R.B. 348, PG. 993) COAST RAILWAY

30 29
31 32

P.O.B.

20' FPL (PART 5) (O.R.B. 767, PG. 2676)

P.U.D. G

MATCHLINE SHEET 5
MATCHLINE SHEET 6

PROPOSED 80' R/W

40' PSLUSD (O.R.B. 3933, PG. 1908)

NOTE: (SEE SHEETS 5-7 FOR PROPOSED R/W)

20' FPL (PART 4) (O.R.B. 767, PG. 2676)

200' FPL (O.R.B. 767, PG. 2676)

MATCHLINE SHEET 6
MATCHLINE SHEET 7

10' FPL (O.R.B. 710, PG. 101)

20' FPL (PART 1) (O.R.B. 767, PG. 2676)

(O.R.B. 1536, PG. 1754)

20' FPL (PART 2) (O.R.B. 767, PG. 2676)

CROSTOWN PARKWAY

PROPOSED WEST VIRGINIA EXTENSION (O.R.B. 2186, PG. 548)

PROPOSED RIGHT-OF-WAY N/S A ROAD SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
Last Date of Field Survey: N/A

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Sheet No. 3 of 9 Sheets

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Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: N-S_A Rd 120RW

DWG NAME: WIVERANOSURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO N-S_A RD 80 RW_S&D_REV08-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:41 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM



POINT OF COMMENCEMENT

INTERSECTION OF THE SOUTHWESTERLY R/W LINE OF THE S.F.W.M.D. CANAL C-24 AND THE SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY FOUND 4"x4" C.M. STAMPED "HEI"

SOUTHWESTERLY R/W LINE OF S.F.W.M.D. CANAL C-24

SOUTHEASTERLY R/W LINE OF THE FLORIDA EAST COAST RAILWAY

FLORIDA EAST COAST RAILWAY "FORT PIERCE CUT-OFF" TRACK AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7, DATED FEBRUARY 1, 1950 WITH TRACT CORRECTION REVISION DATED 4/28/67.

S.F.W.M.D. CANAL C-24

GLADES CUT-OFF ROAD

EAST LINE OF SEC. 30, TWP 37 S, RGE 39 E
NORTHEAST CORNER OF SEC. 31, TWP 36 S, RGE 39 E

S 89°40'25" W
312.01'

SOUTH LINE OF S.E. 1/4 SEC. 30, TWP 36 S, RGE 39 E

NORTH LINE OF N.E. 1/4 SEC. 31, TWP 36 S, RGE 39 E

S 44°46'01" W
2126.69'

S 04°13'20" E
258.80'

SOUTHEASTERLY LINE OF FPL (O.R.B.348, PG. 993) COAST RAILWAY

P.U.D. G

P.O.B.

EAST LINE OF N.E. 1/4 SEC. 31, TWP 36 S, RGE 39 E
WEST LINE OF N.W. 1/4 SEC. 32, TWP 36 S, RGE 39 E

SOUTH LINE OF N.W. 1/4 SEC. 32, TWP 36 S, RGE 39 E

NORTH LINE OF S.W. 1/4 SEC. 32, TWP 36 S, RGE 39 E

200' FPL (O.R.B. 767, PG. 2676)

40' PSLUSD (O.R.B. 3933, PG. 1908)

PROPOSED 80' R/W
80.0'

PROPOSED RIGHT-OF-WAY N/S A ROAD SKETCH AND DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
Last Date of Field Survey: N/A



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Check: GAR P.C.: _____ Field Book: _____
Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: N-S_A Rd 120RW

DWG NAME: W\IVERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO N-S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:41 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM



SOUTH LINE OF S.E. 1/4 SEC. 30, TWP 36 S, RGE 39 E
 NORTH LINE OF N.E. 1/4 SEC. 31, TWP 36 S, RGE 39 E

S 89°40'25" W 312.01'
 S 04°13'20" E 258.80'
 30 29
 31 32

SOUTHEASTERLY R/W
 LINE OF THE FLORIDA EAST
 COAST RAILWAY

S 44°46'01" W
 2126.69'

FLORIDA EAST COAST RAILWAY
 "FORT PIERCE CUT-OFF" TRACK
 AS SHOWN ON PAGES V. 3d/6 AND V. 3d/7,
 DATED FEBRUARY 1, 1950
 WITH TRACT CORRECTION
 REVISION DATED 4/28/67.

GLADES CUT-OFF
 ROAD

SOUTHEASTERLY
 LINE OF FPL
 (O.R.B. 348, PG. 993)
 COAST RAILWAY

P.O.B.
 N44°46'01"E
 80.05'
 S46°49'44"W
 (RADIAL)

SEE DETAIL "A"

OVERHEAD
 UTILITY LINE

SEE DETAIL "B"

EAST LINE OF N.E. 1/4 SEC. 31,
 TWP 36 S, RGE 39 E
 WEST LINE OF N.W. 1/4 SEC. 32,
 TWP 36 S, RGE 39 E

20' FPL
 EASEMENT (PART 5)
 (O.R.B. 767, PG. 2676)

200' FPL EASEMENT
 (O.R.B. 767, PG. 2676)

40' PSLUSD EASEMENT
 (O.R.B. 3933, PG. 1908)

SOUTH LINE OF N.W. 1/4
 SEC. 32, TWP 36 S, RGE 39 E

N1°58'48"W
 2828.10'
 (TOTAL)

S1°58'48"E
 2828.10'
 (TOTAL)

NORTH LINE OF S.W. 1/4
 SEC. 32, TWP 36 S, RGE 39 E

OVERHEAD
 UTILITY LINE

MATCHLINE-A

**PROPOSED RIGHT-OF-WAY N/S A ROAD
 SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
 Last Date of Field Survey: N/A

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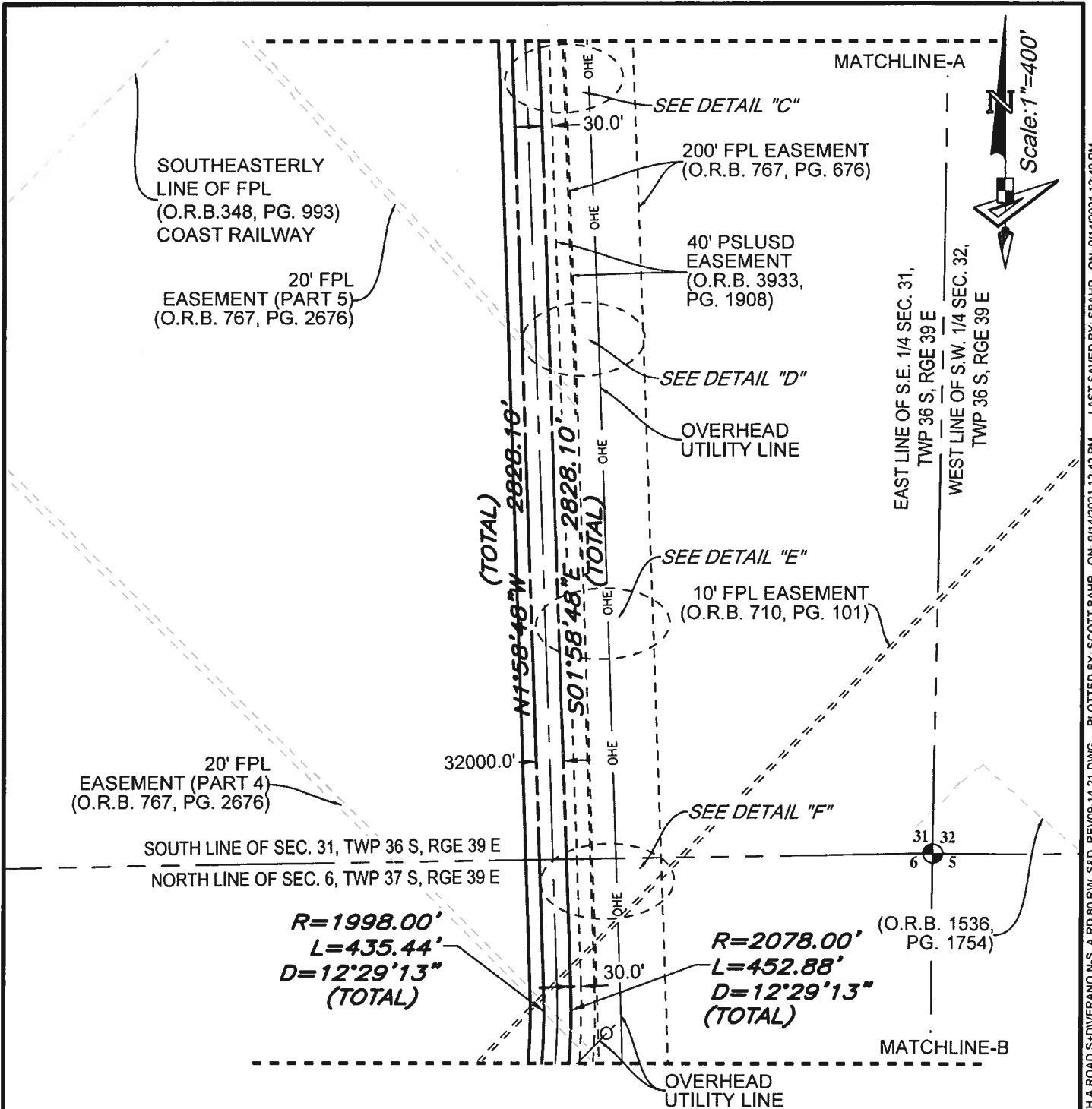
Check: GAR P.C.: ~~~~~ Field Book: ~~~~~

Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: N-S_A Rd 120RW

Sheet No. 5 of 9 Sheets

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 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\VERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO N-S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:41 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM



**PROPOSED RIGHT-OF-WAY N/S A ROAD
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: **COTLEUR AND HEARING**
 Last Date of Field Survey: **N/A**



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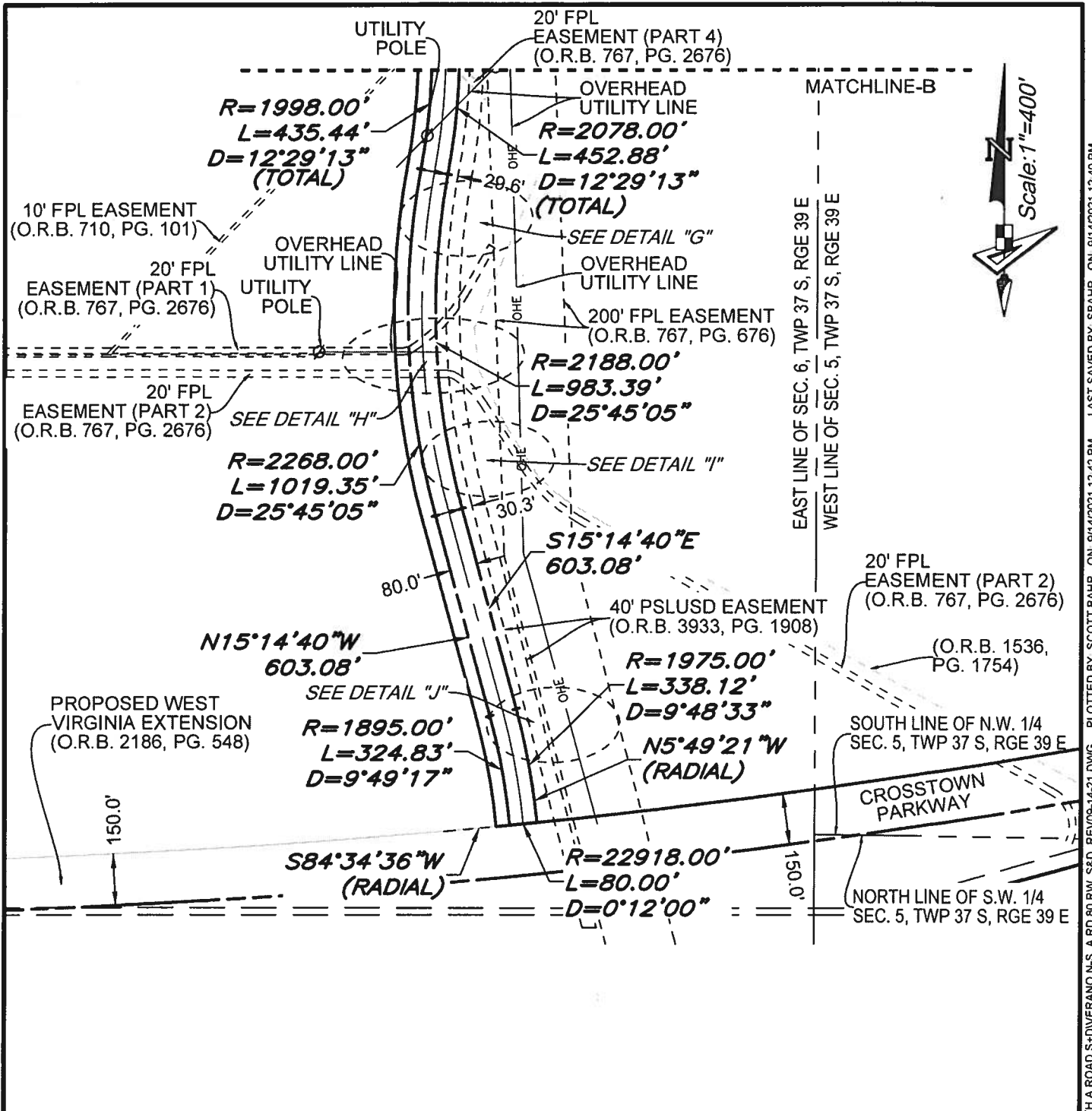
Drawn: SWM Date: 10/06/20 Date File: _____
 Check: GAR P.C.: _____ Field Book: _____

Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: N-S_A Rd 120RW

Sheet No. 6 of 9 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W\IVERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO N-S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:42 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM



**PROPOSED RIGHT-OF-WAY N/S A ROAD
SKETCH AND DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
Last Date of Field Survey: N/A



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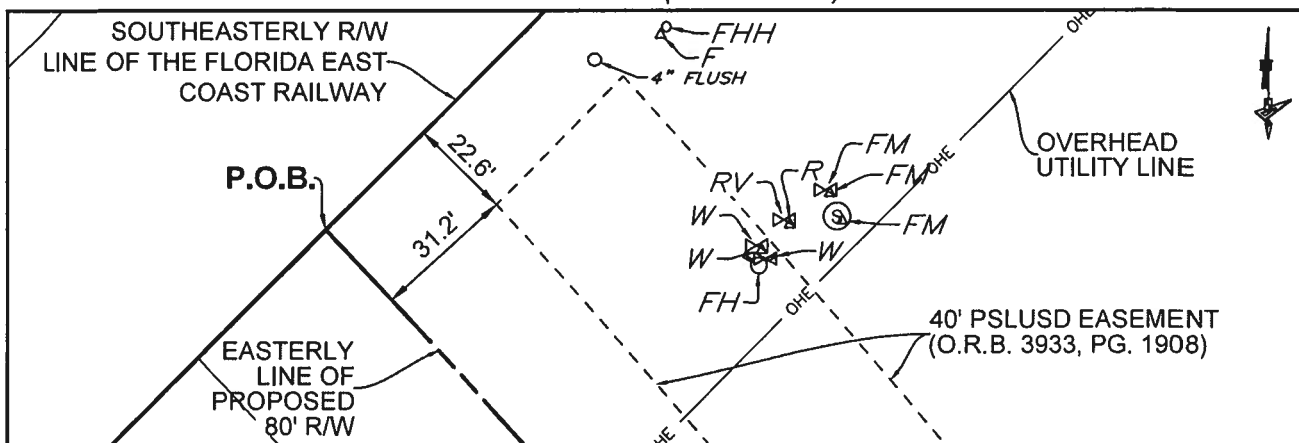
4152 W. Blue Heron Blvd.
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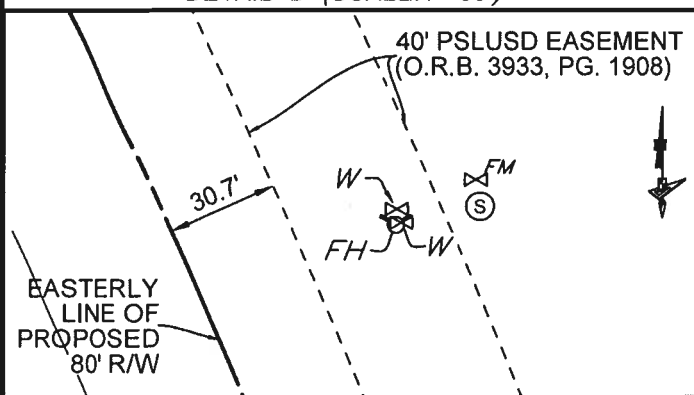
Drawn: SWM	Date: 10/06/20	Date File: _____
Check: GAR	P.C.: _____	Field Book: _____
Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: N-S_A Rd 120RW		

DWG NAME: W\VERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO N-S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:42 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM

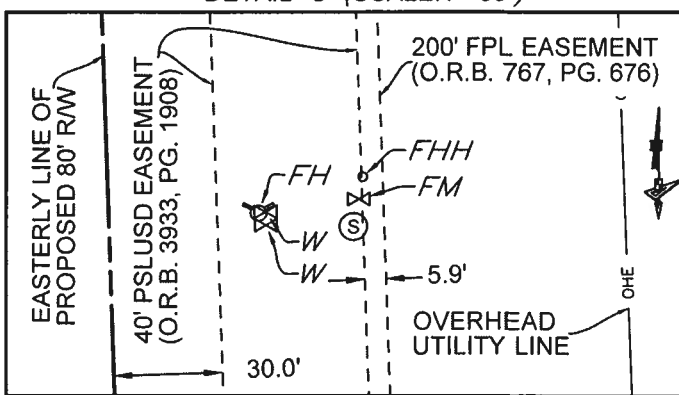
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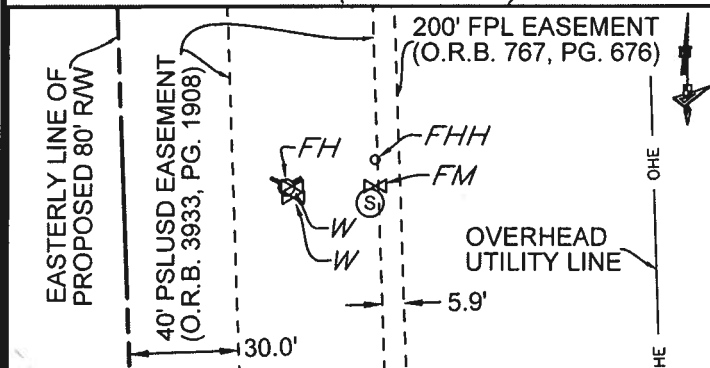
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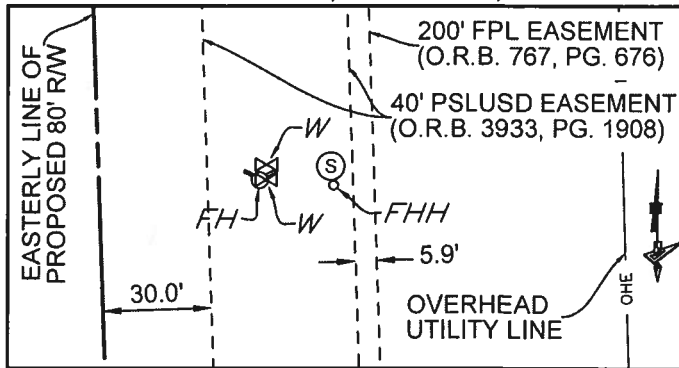
DETAIL "C" (SCALE:1"=50')



DETAIL "D" (SCALE:1"=50')



DETAIL "E" (SCALE:1"=50')



**PROPOSED RIGHT-OF-WAY N/S A ROAD
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
Last Date of Field Survey: N/A

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Check: GAR P.C.: _____ Field Book: _____

Sheet No. 8 of 9 Sheets

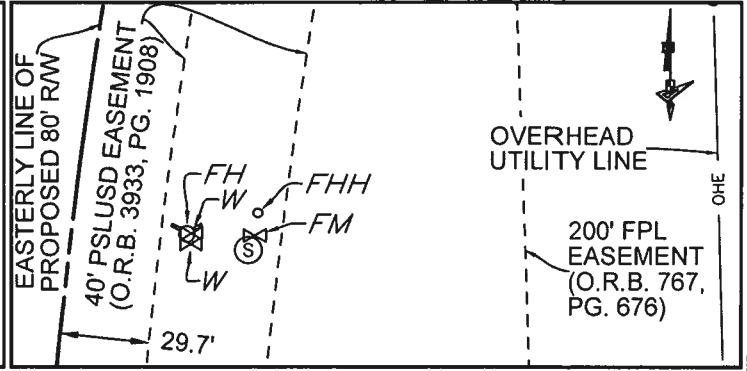
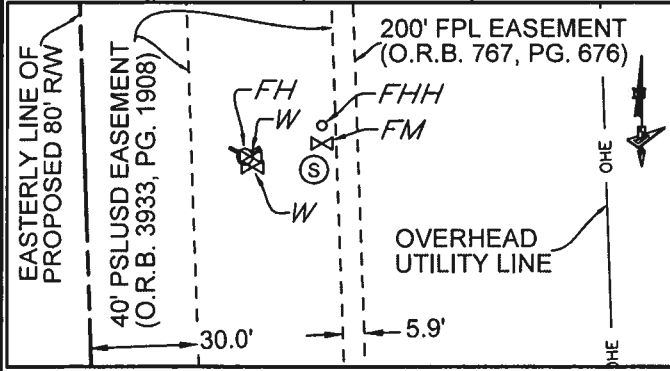
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: N-S_A Rd 120RW

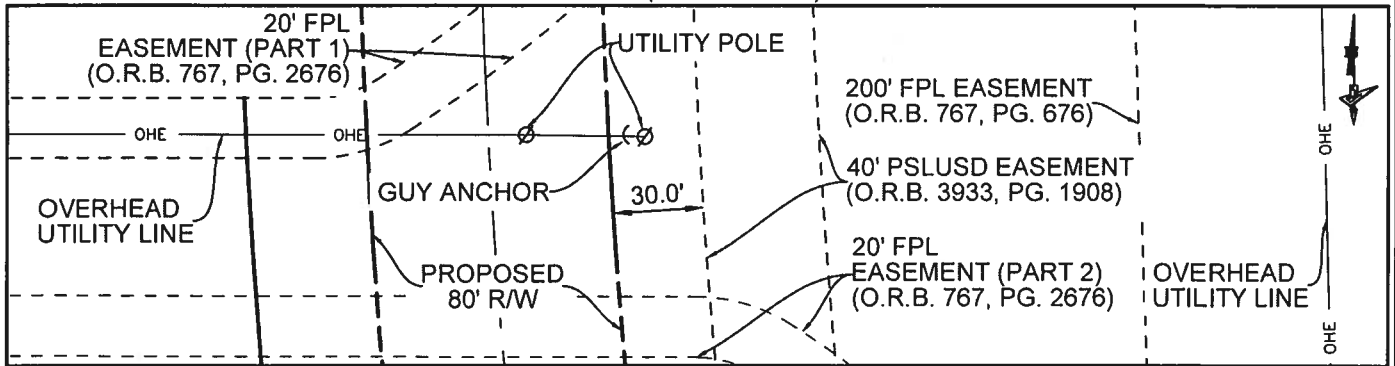
DWG NAME: W:\VERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+DIVERANO N-S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:42 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM

DETAIL "F" (SCALE:1"=50')

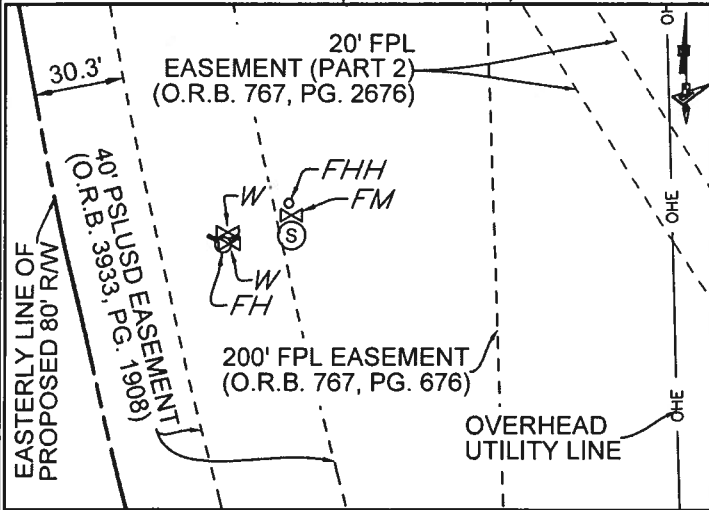
DETAIL "G" (SCALE:1"=60')



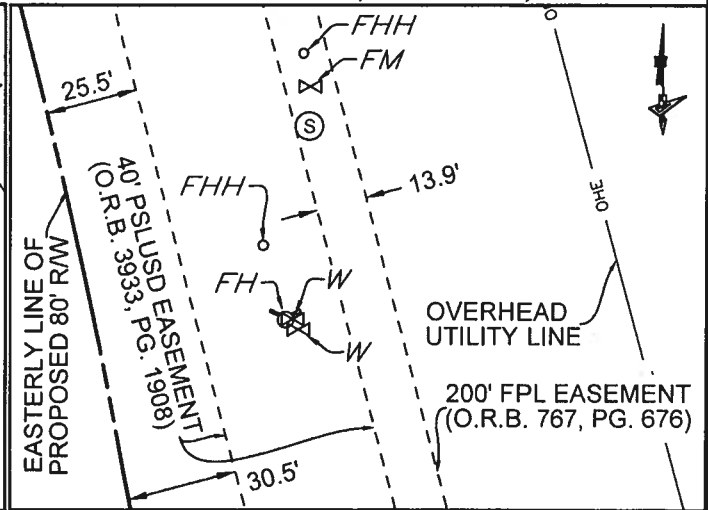
DETAIL "H" (SCALE:1"=60')



DETAIL "I" (SCALE:1"=60')



DETAIL "J" (SCALE:1"=50')



**PROPOSED RIGHT-OF-WAY N/S A ROAD
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR AND HEARING
 Last Date of Field Survey: N/A

GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd.
 Suite 105
 Riviera Beach, FL 33404

Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768

Drawn: SWM Date: 10/06/20 Data File: _____
 Check: GAR P.C.: _____ Field Book: _____
 Sections: 6 Twn. 37S Rng. 39E / 31 Twn. 36S Rng. 39E Job #: N-S_A Rd 120RW

DWG NAME: W:\VERANO\SURVEY\VERANO_NORTH-SOUTH A ROAD S+D\VERANO N-S_A RD 80 RW_S&D_REV09-14-21.DWG PLOTTED BY: SCOTT BAHR ON: 9/14/2021 12:42 PM LAST SAVED BY: SBAHR ON: 9/14/2021 12:40 PM

DESCRIPTION:

BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; OF THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCE AT THE SOUTHWEST CORNER OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN O.R.B. 2186, P.G. 548, OF SAID PUBLIC RECORDS. A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22,918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°06'27", A DISTANCE OF 4043.00 FEET TO THE **POINT OF BEGINNING-1**. THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, THROUGH A CENTRAL ANGLE OF 00°03'45", A DISTANCE OF 25.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1975.00 FEET AND A RADIAL BEARING OF S.84°33'53"W AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°43'17", A DISTANCE OF 24.87 FEET TO A NON-TANGENT INTERSECTION; THENCE S.51°01'15"E, A DISTANCE OF 35.27 FEET TO THE **POINT OF BEGINNING-1**.

CONTAINING: 317.86 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2


COMMENCE AT THE SOUTHWEST CORNER OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN O.R.B. 2186, P.G. 548, OF SAID PUBLIC RECORDS. A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22,918.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'13", A DISTANCE OF 4148.04 FEET TO THE **POINT OF BEGINNING-2**. THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, THROUGH A CENTRAL ANGLE OF 0°03'46", A DISTANCE OF 25.11 FEET TO A NON-TANGENT INTERSECTION., THENCE N.39°07'36"E A DISTANCE OF 35.55 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1895.00 FEET AND A RADIAL BEARING OF S.83°48'47"W AT SAID INTERSECTION, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°45'50" A DISTANCE OF 25.26 FEET TO **POINT OF BEGINNING-2**.

CONTAINING: 310.73 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

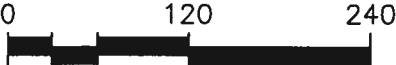
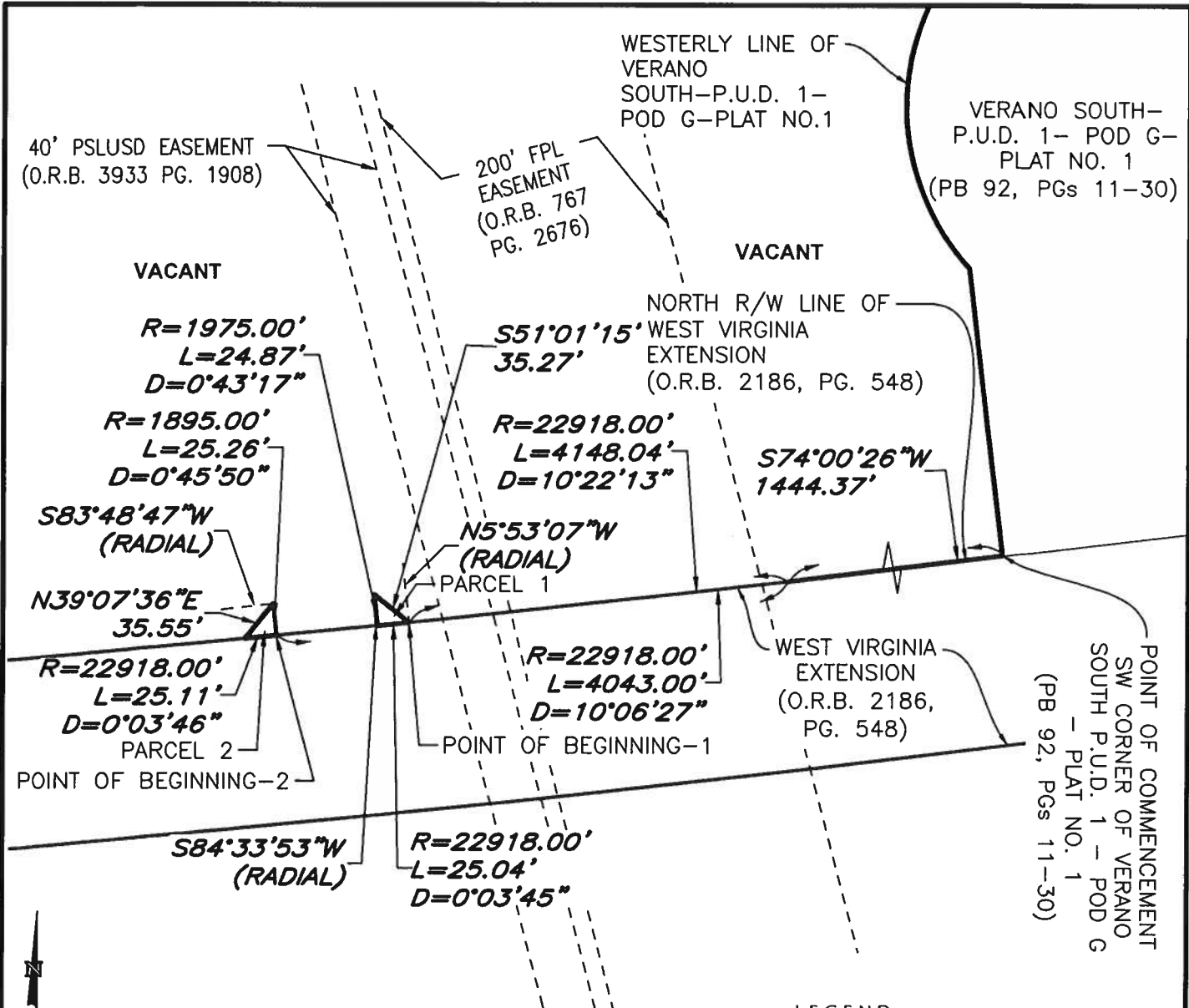
CONTAINING A TOTAL OF: 628.59 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

**VERANO N/S ROAD SAFE SITE CORNERS
SKETCH & DESCRIPTION**



REVISIONS				Prepared For: COTLEUR HEARING/ KOLTER HOMES	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described Metes and Bounds was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Digitally signed by Gary Rager DN: c=US, ou=Florida, o=Tempo, ou=GeoPoint Surveying, ou=Professional Surveyors and Mappers, cn=Gary Rager, email=GaryRager@geopointsurvey.com, Date=2021.12.29 12:49:14 -0507	
				 4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768	
				Drawn: MJK	Date: 12/14/21
				Check: GAR	P.C.: N/A
Sheet No. 01 of 02 Sheets				Field Book: ~	Section: 6 Twn. 36 S. Rng. 39 E.
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Job #: N/S A ROAD - S&C	

DWG NAME: W:VERANO SURVEY:VERANO_NORTH-SOUTH A ROAD S-DIVERANO_N-S A ROAD SAFE SITE CORNER S-DIVERANO SAFE SITE CORNER_S&D.DWG PLOTTED BY: SCOTT BAHR ON: 12/17/2021 3:11 PM LAST SAVED BY: SBAHR ON: 12/16/2021 4:58 PM



SCALE: 1" = 120'

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

- LEGEND**
- P.O.C. -- POINT OF COMMENCEMENT
 - P.O.B. -- POINT OF BEGINNING
 - P.B. -- PLAT BOOK
 - PG./PG(s) -- PAGE(S)
 - O.R.B. -- OFFICIAL RECORD BOOK
 - FPL -- FLORIDA POWER & LIGHT
 - PSLUSD -- PORT ST. LUCIE UTILITY SERVICE DEPARTMENT
 - U.E. -- UTILITY EASEMENT
 - R/W -- RIGHT-OF-WAY
 - R -- RADIUS
 - L -- ARC LENGTH
 - D -- CENTRAL ANGLE

**VERANO N/S ROAD SAFE SITE CORNERS
SKETCH & DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: COTLEUR HEARING/ KOLTER HOMES
Last Date of Field Survey: N/A



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvcy.com
Licensed Business Number LB 7768

Drawn: MJK	Date: 12/14/21	Data File: ~
Check: GAR	P.C.: N/A	Field Book: ~
Section: 6 Twn. 37 S Rng. 39 E		Job #: N/S A ROAD - S&D

Sheet No. 02 of 02 Sheets

DWG NAME: W:\VERANO\SURVEY\VERANO_NORTH-SOUTH_A ROAD S-D\VERANO_N_S_A ROAD SAFE SITE CORNER S-D\VERANO SAFE SITE CORNER_S&D.DWG PLOTTED BY: SCOTT BAHR ON: 12/17/2021 3:11 PM LAST SAVED BY: SBAHR ON: 12/16/2021 4:58 PM

DESCRIPTION:

BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; OF THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCE AT THE SOUTHWEST CORNER OF VERANO SOUTH P.U.D. 1 - POD G - PLAT NO. 1, AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.74°00'26"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, AS RECORDED IN O.R.B. 2186, PG. 548, OF SAID PUBLIC RECORDS. A DISTANCE OF 1444.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 22,918.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°29'09", A DISTANCE OF 4194.32 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE N.05°30'25"W., DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF THE WEST VIRGINIA EXTENSION, A DISTANCE OF 433.90 FEET TO THE **POINT OF BEGINNING 1**; THENCE N.60°14'40"W., A DISTANCE OF 35.36 FEET; THENCE N.74°45'20"E., A DISTANCE OF 25.00 FEET TO A POINT HEREON KNOW AS **REFERENCE POINT "A"**; THENCE S.15°14'40"E., A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING 1**.

CONTAINING: 312.50 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2

COMMENCE AT SAID **REFERENCE POINT "A"**; THENCE N.15°14'40"W., A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING 2**; THENCE S.74°45'20"W., A DISTANCE OF 25.00 FEET; THENCE N.29°45'20"E., A DISTANCE OF 35.36 FEET; THENCE S.15°14'40"E., A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING 2**.

CONTAINING: 312.50 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF: 625.00 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

VERANO SCHOOL ACCESS ROAD SAFE SITE CORNERS SKETCH & DESCRIPTION



REVISIONS				Prepared For: COTLEUR HEARING/ KOLTER HOMES	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE	
				This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Luis Ortiz	
				Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006	
				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
Sheet No. 01 of 02 Sheets				4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: DJS Date: 12/27/21 Data File: - Check: LJO P.C.: - Field Book: - Section: 06 Twn. 37S Rng. 39E Job # VERANO_SCHOOL_ACCESS ROAD	

DWM NAME: W:\VERANO\SURVEY\VERANO_SCHOOL_ACCESS ROAD_RIGHT OF WAY CORNER CLIP_S-D\VERANO_SCHOOL_ACCESS ROAD_RIGHT OF WAY CORNER CLIPS.DWG PLOTTED BY: DENNIS SCHOLL ON: 12/27/2021 2:38 PM LAST SAVED BY: DSCROLL ON: 12/27/2021 2:38 PM

EXHIBIT "B"

Grantor is conveying the Property to Grantee in order to satisfy Condition #45 of Resolution No. 18-R01 of the City Council of the City of Port St. Lucie, Florida (the "Resolution"). Pursuant to the Resolution, use of the Property is hereby forever restricted to public right-of-way purposes and for no other purpose without the prior written consent of Grantor, or Grantor's successors and assigns.

In the event that the City fails to either (1) use the Property for such purpose for a period of 60 consecutive months; or (2) identify during the 60-month period the proposed use of such property in a comprehensive plan or other public facilities plan or development order, then, upon written demand of Grantor, or Grantor's successors and assigns, the City will deliver a quitclaim deed for the Property to the Grantor.