

03-BSD.05-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. \_\_\_\_\_

District Four Assistant General Counsel

Legal Description prepared by:

Thomas P. Kiernan, P.S.M. (10-20-2020)

Culpepper & Terpening, Inc.

Document prepared by:

Grace K. Abel (02-17-2021)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.	189.1
Item/Segment No.	4413231
Section:	94120-2501
Managing District:	04
S.R. No.	716 (Port St. Lucie Blvd.)
County:	St. Lucie

**CITY DEED**

THIS DEED, Made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, whose address is: 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantee: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, viz:

(More particularly described in the sketch and legal description attached hereto)

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

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Clerk (or Deputy Clerk)

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

By Its Board of City Commissioners

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

Print Name: \_\_\_\_\_  
Its Mayor  
(or Vice-Mayor)

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

(Official Seal)

By: \_\_\_\_\_  
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or  
\_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by  
\_\_\_\_\_, Mayor (or Vice-Mayor) on behalf of the **CITY OF PORT ST.  
LUCIE, a Florida municipal corporation**, who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

(SEAL)

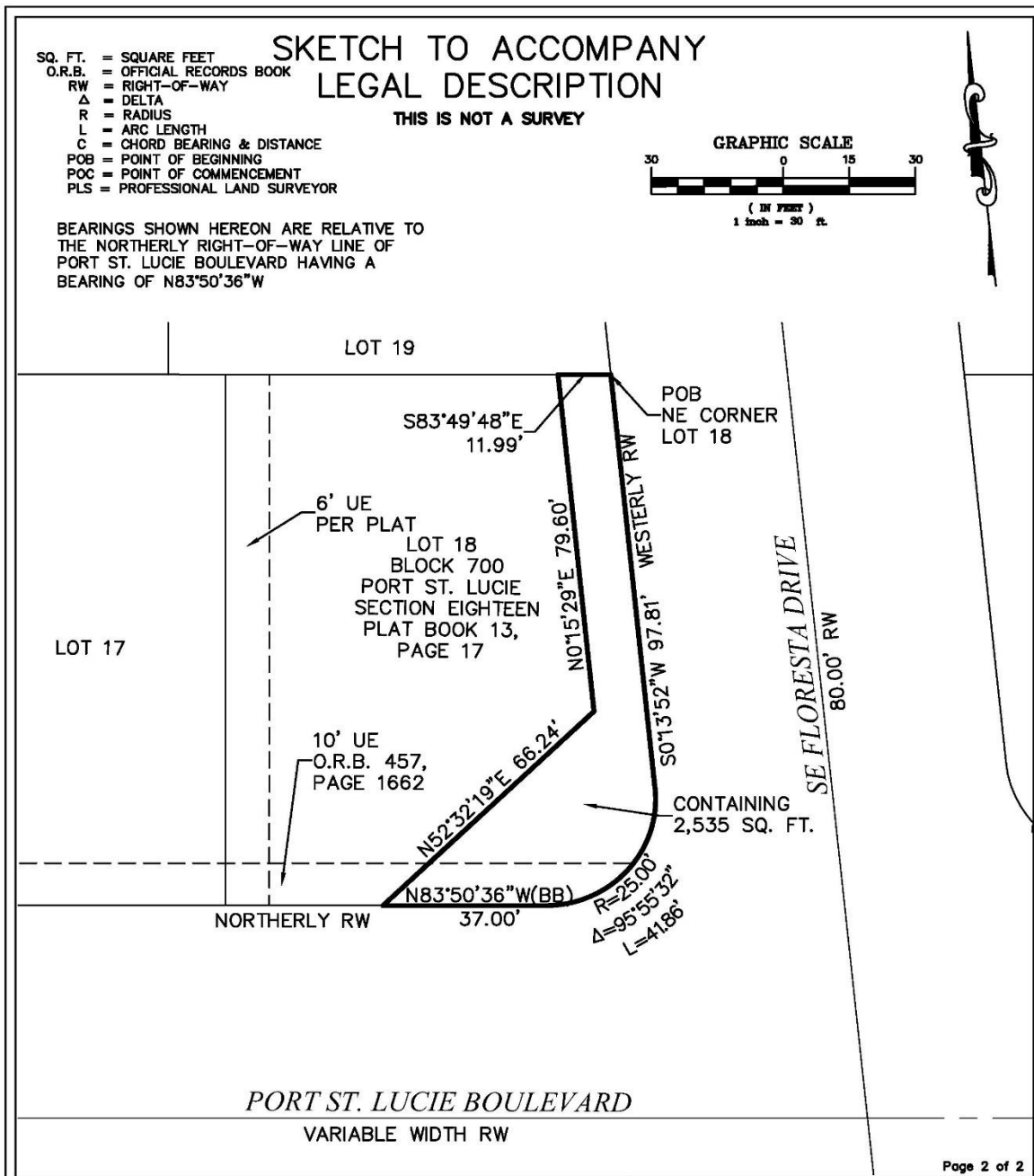
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed or stamped name of Notary Public

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



P:\Proj-2019\19-058 Floresta Drive Phase 1, Survey\survey\RW taking\19-058 s&d rw-13.dwg



**CULPEPPER &  
TERPENING INC**  
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL  
 ENGINEERS AUTHORIZATION NO. 4286

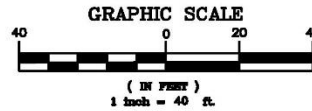
<b>RIGHT-OF-WAY DEDICATION</b>	
<b>SKETCH OF DESCRIPTION</b>	
JOB NO: 19-058 s&d rw-13.dwg	SCALE: 1"=30'
DRAWN BY: GLM	DATE: 2-27-2020



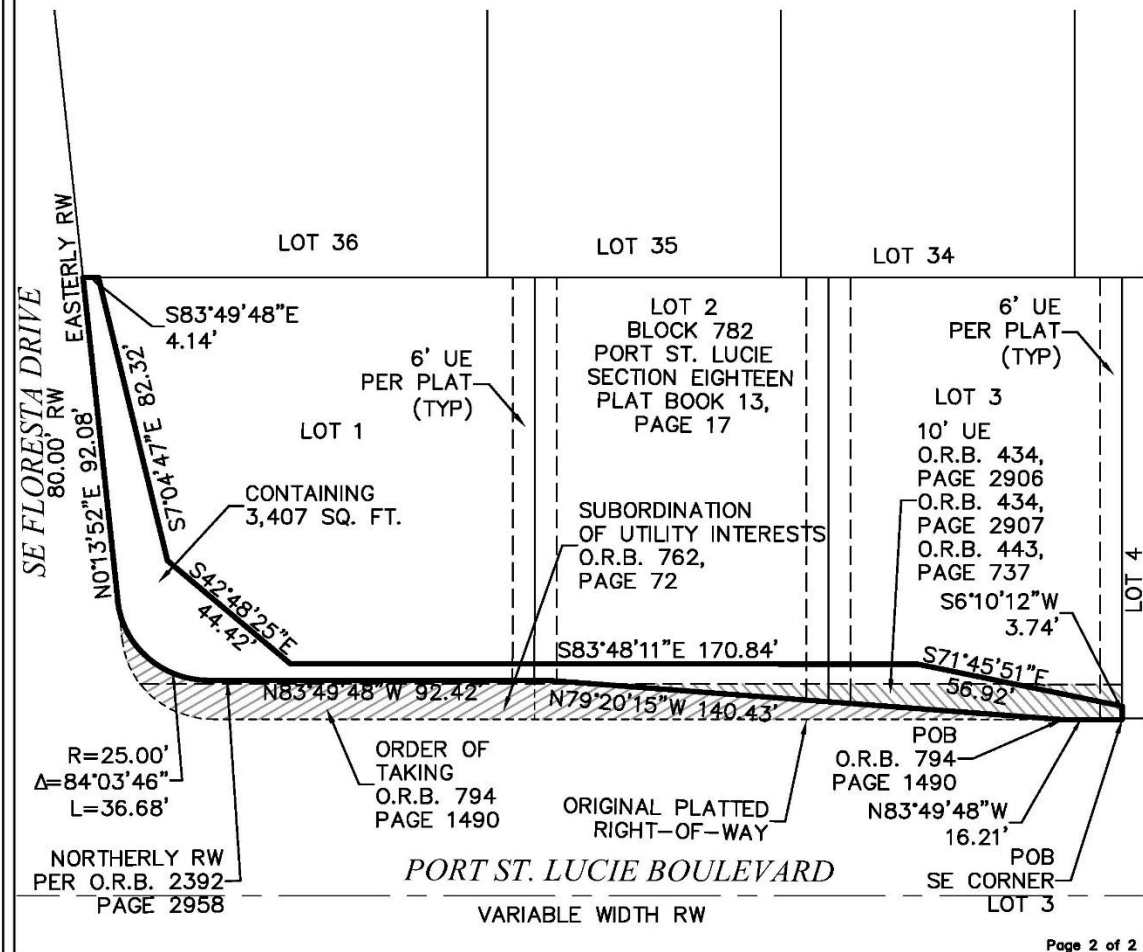
- SQ. FT. = SQUARE FEET
- O.R.B. = OFFICIAL RECORDS BOOK
- RW = RIGHT-OF-WAY
- Δ = DELTA
- R = RADIUS
- L = ARC LENGTH
- C = CHORD BEARING & DISTANCE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PLS = PROFESSIONAL LAND SURVEYOR

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY



BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY RIGHT-OF-WAY LINE OF PORT ST. LUCIE BOULEVARD HAVING A BEARING OF N83°49'48"W



P:\Proj-2019\19-058 Floresta Drive Phase 1, Survey\survey\RW taking\19-058 s&d rw-12.dwg

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**RIGHT-OF-WAY  
DEDICATION**

**SKETCH OF DESCRIPTION**

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DRAWN BY: GLM	DATE: 2-27-2020

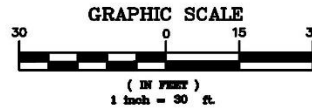




SQ. FT. = SQUARE FEET  
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 RW = RIGHT-OF-WAY  
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

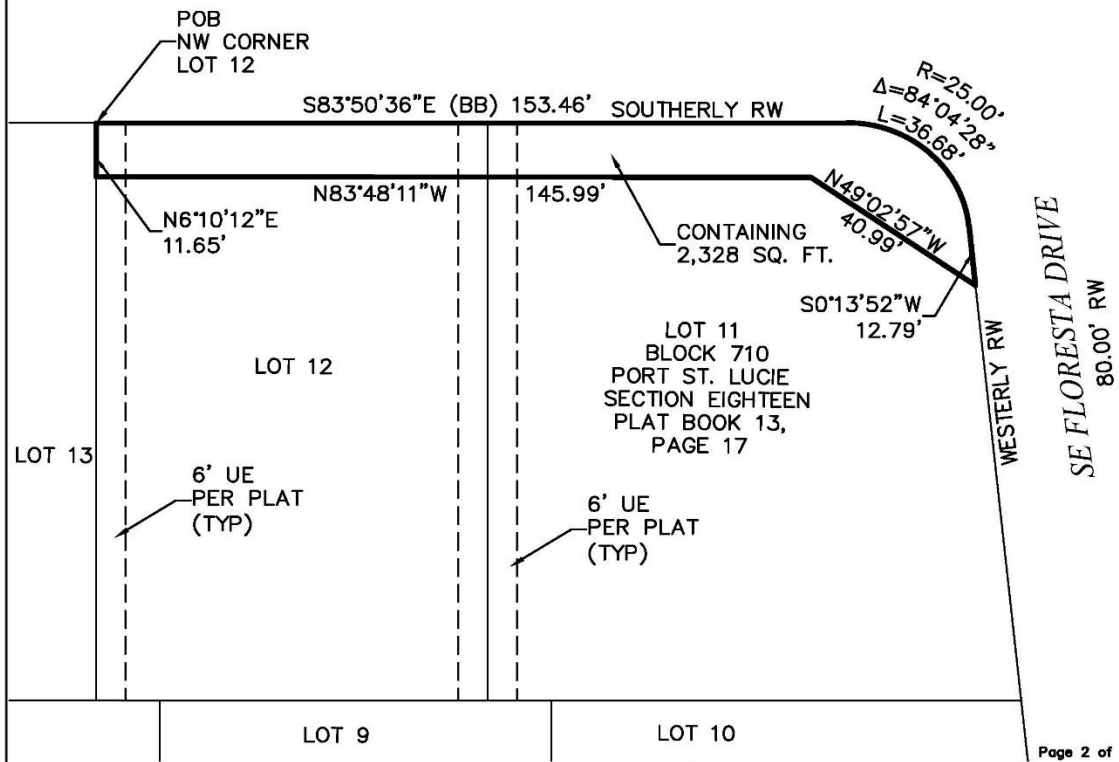
THIS IS NOT A SURVEY



BEARINGS SHOWN HEREON ARE RELATIVE TO  
 THE SOUTHERLY RIGHT-OF-WAY LINE OF  
 PORT ST. LUCIE BOULEVARD HAVING A  
 BEARING OF N83°50'36"W

PORT ST. LUCIE BOULEVARD

VARIABLE WIDTH RW



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**RIGHT-OF-WAY  
 DEDICATION**

**SKETCH OF DESCRIPTION**

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DRAWN BY: GLM

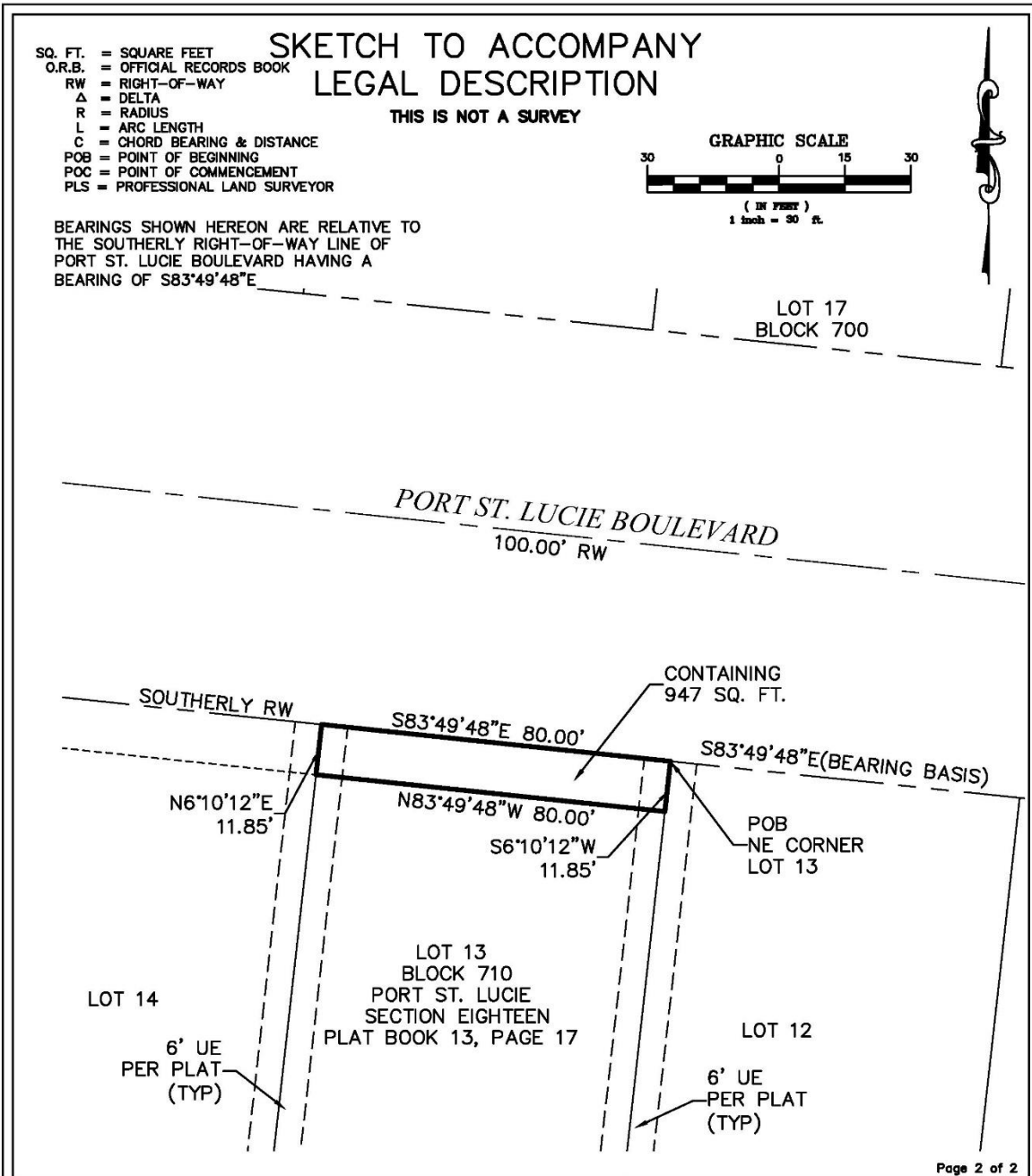
DATE: 2-27-2020

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 ENGINEERS AUTHORIZATION NO. 4286

<b>RIGHT-OF-WAY DEDICATION</b>	
<b>SKETCH OF DESCRIPTION</b>	
JOB NO: 19-058 s&d rw-5.dwg	SCALE: 1"=30'
DRAWN BY: GLM	DATE: 10-11-2019

P:\Proj-2019\19-058 Floresta Drive Phase 1, Survey\survey\RW taking\19-058 s&d rw-6.dwg

## LEGAL DESCRIPTION

Being a parcel of land lying in a portion of Lot 14, Block 710, according to the plat of PORT ST. LUCIE SECTION EIGHTEEN, as recorded in Plat Book 13, Page 17, Public Records of St. Lucie County, Florida, more particularly described as follows;

Begin at the Northeast corner of said Lot 14, Block 710, and the Southerly right-of-way line of Port St. Lucie Boulevard (a 100.00 foot wide right-of-way); thence South 06°10'12" West, a distance of 11.85 feet; thence North 83°49'48" West, a distance of 80.00 feet; thence North 06°10'12" East, a distance of 11.85 feet to the Southerly right-of-way line of Port St. Lucie Boulevard; thence South 83°49'48" East, along the Southerly right-of-way line of Port St. Lucie Boulevard, a distance of 80.00 feet to the POINT OF BEGINNING.

Containing 947 square feet, 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: FIRST AMERICAN TITLE INSURANCE COMPANY TITLE SEARCH REPORT FILE NUMBER 1062-4800291 REVISION #1 WAS REFERENCED IN THIS SKETCH & DESCRIPTION.



Digitally signed by  
Thomas P Kiernan  
Date: 2020.10.27  
17:32:19 -04'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

Page 1 of 2



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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

**RIGHT-OF-WAY  
DEDICATION  
DESCRIPTION**

JOB NO: 19-058 s&d rw-6.dwg SCALE: N/A

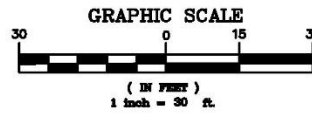
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DATE: 10-11-2019

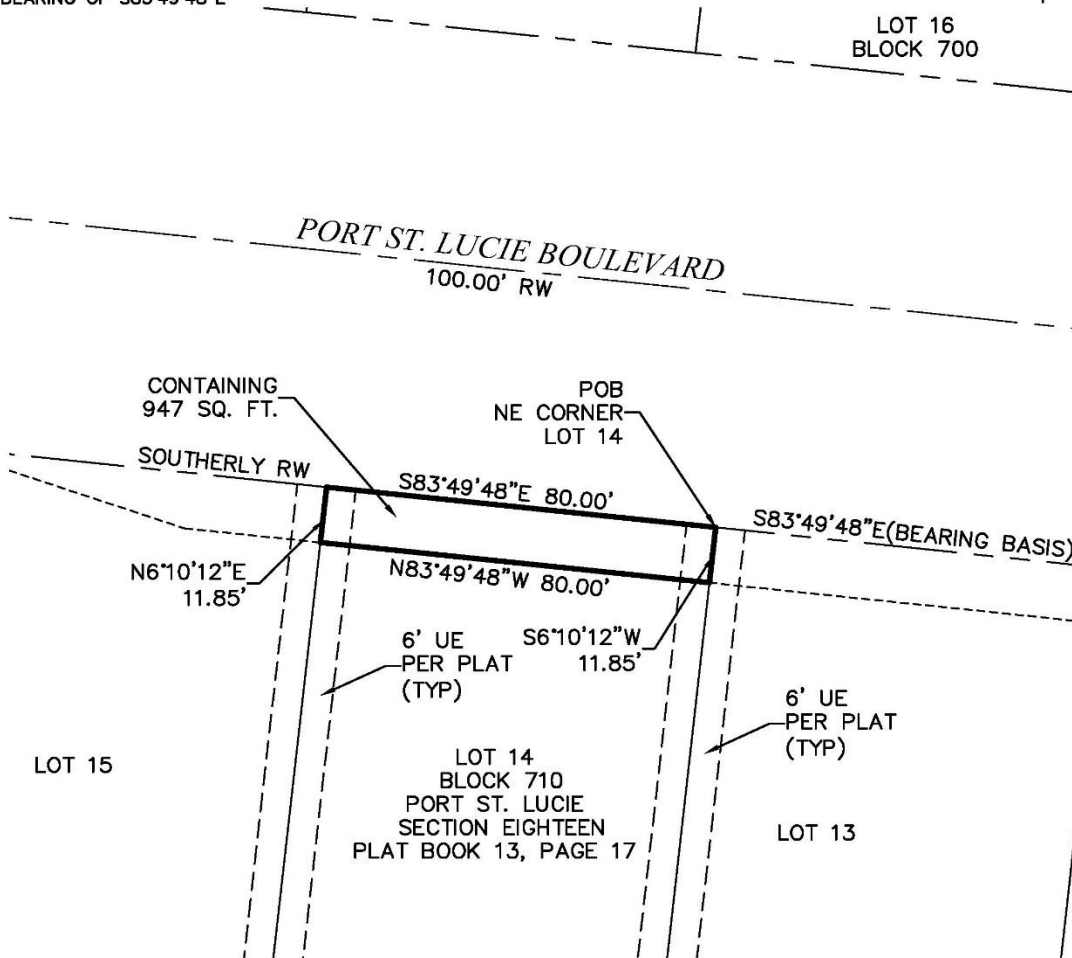
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Page 2 of 2



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**RIGHT-OF-WAY  
 DEDICATION**

**SKETCH OF DESCRIPTION**

JOB NO: 19-058 s&d rw-6.dwg SCALE: 1"=30'

DRAWN BY: GLM

DATE: 10-11-2019

P:\Proj-2019\19-058 Floresta Drive Phase 1, Survey\survey\RW taking\19-058 s&d rw-6.dwg

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### LEGAL DESCRIPTION

Being a parcel of land lying in a portion of Lot 15, Block 710, according to the plat of PORT ST. LUCIE SECTION EIGHTEEN, as recorded in Plat Book 13, Page 17, Public Records of St. Lucie County, Florida, more particularly described as follows;

Begin at the Northeast corner of said Lot 15, Block 710, and the Southerly right-of-way line of Port St. Lucie Boulevard (a 100.00 foot wide right-of-way); thence South 06°10'12" West, a distance of 11.85 feet; thence North 83°49'48" West, a distance of 27.90 feet; thence North 71°00'59" West, a distance of 53.43 feet to the Southerly right-of-way line of Port St. Lucie Boulevard; thence South 83°49'48" East, along the Southerly right-of-way line of Port St. Lucie Boulevard, a distance of 80.00 feet to the POINT OF BEGINNING.

Containing 639 square feet, more or less.

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17:32:01 -04'00'

THOMAS P. KIERNAN  
Professional Surveyor & Mapper  
Florida Certificate No. 6199

DATE

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**RIGHT-OF-WAY  
DEDICATION  
DESCRIPTION**

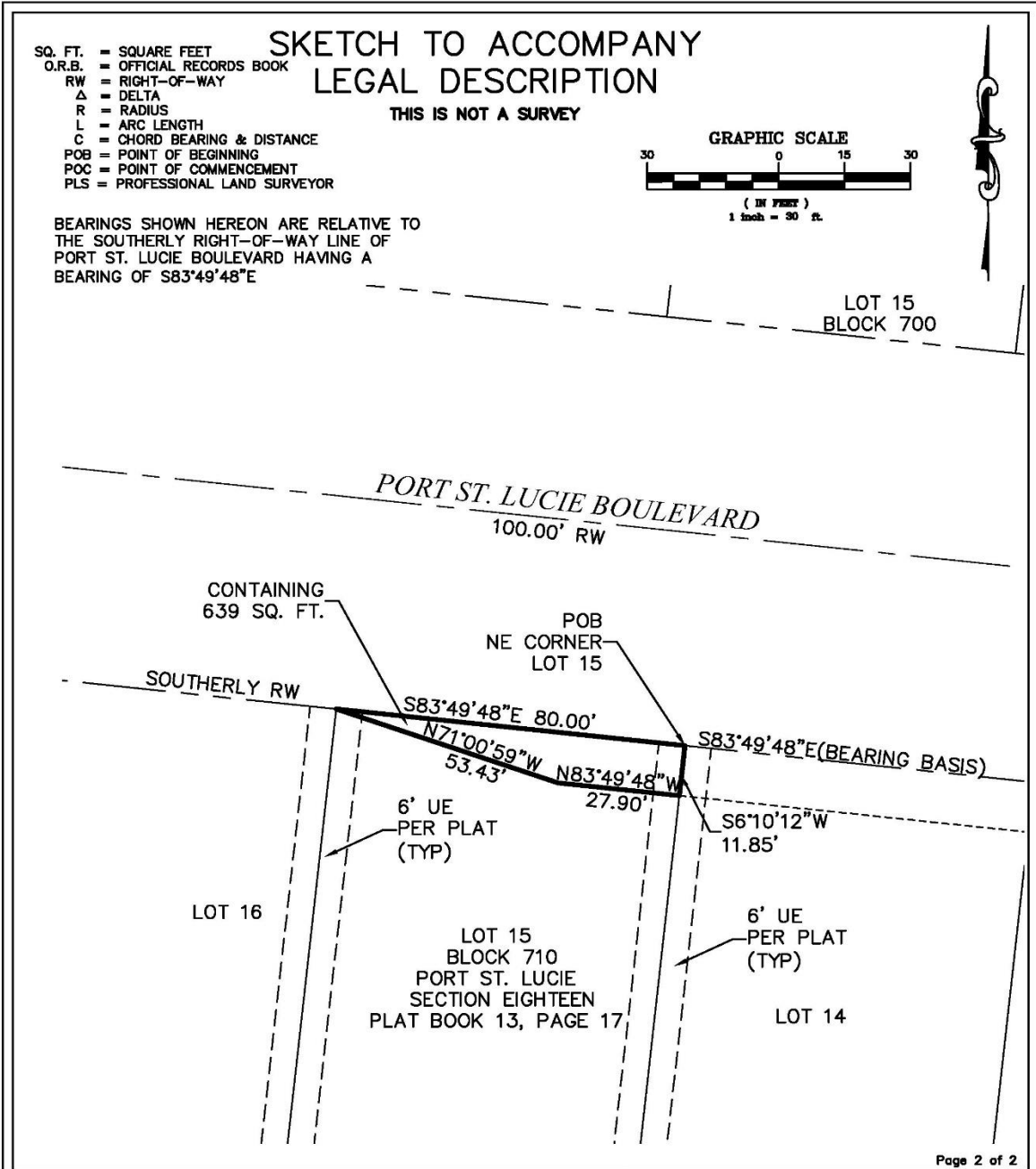
JOB NO: 19-058 s&d rw-7.dwg SCALE: N/A

DRAWN BY: GLM

DATE: 10-11-2019



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<b>RIGHT-OF-WAY DEDICATION</b>	
<b>SKETCH OF DESCRIPTION</b>	
JOB NO: 19-058 s&d rw-7.dwg	SCALE: 1"=30'
DRAWN BY: GLM	DATE: 10-11-2018