

This instrument was prepared under the direction of:

City of Port St. Lucie City Attorney's Office

Prepared by and return to:

CITY OF PORT ST. LUCIE

Public Works Department

121 S.W. Port St. Lucie Boulevard

Port St. Lucie, Florida 34984

(Space above this line reserved for recording office use only)

TEMPORARY BLANKET FLOWAGE EASEMENT
[Becker Road – Wilson Grove]

THIS EASEMENT, granted this ____ day of _____, 2023, by **ACR ACQUISITION, LLC, a Florida limited liability company**, whose mailing address is 7111 Fairway Drive, Suite 210, Palm Beach Gardens, Florida 33418, as "Grantor," to the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, as "Grantee."

(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:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a temporary easement for surface water drainage from the Becker Road right of way, on the following property located in St. Lucie County, Florida, to wit (the "**Easement Area**"):

See attached **Exhibit "A"**, legal description of Easement Area which is incorporated herein by reference. Subject to easements, restrictions, and reservations of record.

Grantor shall maintain the Easement Area at its sole cost and expense. In the event Grantor fails to maintain the Easement Area as required by applicable law, after thirty (30) days' written notice to Grantor, or such shorter period of time as necessary in the event of an emergency, Grantee shall have the right to maintain the Easement Area. This easement, or portions thereof, shall automatically terminate upon recording or dedication of permanent flowage easement(s), providing surface water drainage from Becker Road in favor of the City. A permanent easement must be in a form that Grantee has accepted and approved, and such approval shall not be unreasonably delayed or withheld. Upon request by Grantor, Grantee shall record a termination or partial termination, as applicable, of this easement in the Public Records of St. Lucie County.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. Grantor and Grantee are used for singular or plural, as the context requires. The easement granted herein shall constitute easements running with the land and shall

burden the land described above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

WITNESSES:

[Signature]

Destiny morinvil
(Print Name)

[Signature]

ERSILIA MORENO
(Print Name)

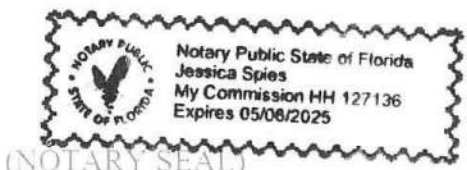
ACR Acquisition, LLC, a
Florida limited liability company

By: [Signature]
Name: HORACIO MONCADA

Title: AUTHORIZED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of August, 2023, by Horacio Moncada as _____ of **ACR Acquisition, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or has produced _____ as identification.



[Signature]
Notary public
Printed Name: Jessica Spies
My commission expires: 05/06/2025
Commission No.: HH127136

*** SIGNATURES CONTINUE ON FOLLOWING PAGE ***

CITY OF PORT ST LUCIE, a Florida
municipal corporation

BY:

Shannon M. Martin, Mayor

ATTEST:

BY: _____
Sally Walsh, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
James D. Stokes, 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 _____, 2023, by **Shannon M. Martin, as Mayor of the City of Port St. Lucie, a Florida municipal corporation** who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary public
Printed Name: _____
My commission expires: _____
Commission No.: _____

Exhibit "A"
Legal Description of Easement Area

DESCRIPTION FLOWAGE EASEMENT PART #1:

A PORTION OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 4, OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NEW E/W #5 BECKER ROAD WEST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 44°57'25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 49.65 FEET; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 1122.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°07'43" EAST, (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 7.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85° 12' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 89.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 40° 05' 13" WEST FOR A DISTANCE OF 81.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18° 53' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 19.78 FEET, AND WHOSE LONG CHORD BEARS NORTH 07° 11' 09" EAST FOR A DISTANCE OF 19.69 FEET; THENCE NORTH 89°26'32" WEST, A DISTANCE OF 791.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 37' 00", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 22.30 FEET, AND WHOSE LONG CHORD BEARS SOUTH 17° 59' 07" WEST FOR A DISTANCE OF 22.10 FEET; THENCE SOUTH 46°08'16" EAST, A DISTANCE OF 2.62 FEET; THENCE SOUTH 00°12'52" EAST, A DISTANCE OF 71.75 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°12'52" WEST, A DISTANCE OF 56.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28° 45' 37", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 24.09 FEET, AND WHOSE LONG CHORD BEARS SOUTH 75° 47' 41" WEST FOR A DISTANCE OF 23.84 FEET; THENCE NORTH 89°49'30" WEST, A DISTANCE OF 5.61 FEET; THENCE SOUTH 11°05'57" EAST, A DISTANCE OF 51.39 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.39 FEET; THENCE NORTH 11°05'57" WEST, A DISTANCE OF 51.40 FEET; THENCE NORTH 89°49'30" WEST, A DISTANCE OF 44.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87° 07' 22", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 72.99 FEET; THENCE NORTH 89°21'32" WEST, A DISTANCE OF 682.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25° 25' 42", HAVING A RADIUS OF 66.00 FEET, HAVING AN ARC DISTANCE OF 29.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10° 24' 53" EAST FOR A DISTANCE OF 29.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93° 10' 34", HAVING A RADIUS OF 66.00 FEET, HAVING AN ARC DISTANCE OF 107.33 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44° 32' 45" WEST FOR A DISTANCE OF 95.89 FEET; THENCE SOUTH 36°39'14" WEST, A DISTANCE OF 6.39 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 24.89 FEET; THENCE NORTH 36°39'14" EAST, A DISTANCE OF 9.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75° 27' 05", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 86.91 FEET, AND WHOSE LONG CHORD BEARS

NORTH 35° 25' 35" WEST FOR A DISTANCE OF 80.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47° 52' 27", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 55.15 FEET, AND WHOSE LONG CHORD BEARS NORTH 21° 53' 56" EAST FOR A DISTANCE OF 53.56 FEET; THENCE NORTH 00°04'23" WEST, A DISTANCE OF 30.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 26' 14", HAVING A RADIUS OF 46.20 FEET, HAVING AN ARC DISTANCE OF 72.92 FEET; THENCE SOUTH 89°38'09" EAST, A DISTANCE OF 747.24 FEET; THENCE NORTH 00°02'06" EAST, A DISTANCE OF 608.21 FEET; THENCE NORTH 00°42'59" WEST, A DISTANCE OF 384.80 FEET; THENCE NORTH 01°27'49" WEST, A DISTANCE OF 240.49 FEET; THENCE NORTH 88°32'11" EAST, A DISTANCE OF 166.00 FEET; THENCE SOUTH 01°27'49" EAST, A DISTANCE OF 424.86 FEET; THENCE SOUTH 00°42'51" EAST, A DISTANCE OF 21.73 FEET; THENCE SOUTH 00°00'27" WEST, A DISTANCE OF 793.06 FEET; THENCE SOUTH 89°11'46" EAST, A DISTANCE OF 854.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 32' 31", HAVING A RADIUS OF 46.20 FEET, HAVING AN ARC DISTANCE OF 72.20 FEET; THENCE SOUTH 00°20'46" WEST, A DISTANCE OF 29.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42° 11' 59", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 44.19 FEET, AND WHOSE LONG CHORD BEARS SOUTH 18° 35' 00" EAST FOR A DISTANCE OF 43.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85° 12' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 89.23 FEET, AND WHOSE LONG CHORD BEARS SOUTH 40° 20' 39" WEST FOR A DISTANCE OF 81.23 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING. CONTAINING 9.619 ACRES, MORE OR LESS.

DESCRIPTION FLOWAGE EASEMENT PART #2:

A PORTION OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCKS 4, 6, 7 AND 8 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF NEW E/W #5 BECKER ROAD WEST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 45°02'35" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 49.35 FEET; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 1988.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'52" EAST, (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 8.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 53' 15", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 98.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 41° 48' 54" EAST FOR A DISTANCE OF 89.57 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 105.24 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 40' 41", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.74 FEET; THENCE NORTH 89°57'41" WEST, A DISTANCE OF 102.74 FEET; THENCE SOUTH 00°17'06" EAST, A DISTANCE OF 116.00 FEET; THENCE SOUTH 89°42'54" WEST, A DISTANCE OF 18.30 FEET; THENCE SOUTH 00°06'24" EAST, A DISTANCE OF 692.58 FEET; THENCE SOUTH 00°03'42" EAST, A DISTANCE OF 50.87 FEET; THENCE NORTH 89°53'36" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 89°26'45" EAST, A DISTANCE OF 2323.96 FEET; THENCE SOUTH 89°04'44" EAST, A DISTANCE OF 120.02 FEET; THENCE NORTH 88°35'43" EAST, A DISTANCE OF

159.99 FEET; THENCE NORTH 87°56'04" EAST, A DISTANCE OF 1544.06 FEET; THENCE NORTH 88°02'40" EAST, A DISTANCE OF 1239.15 FEET; THENCE NORTH 01°44'58" WEST, A DISTANCE OF 20.30 FEET; THENCE NORTH 88°15'02" EAST, A DISTANCE OF 387.69 FEET; THENCE NORTH 00°23'18" WEST, A DISTANCE OF 527.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24° 52' 07", HAVING A RADIUS OF 76.37 FEET, HAVING AN ARC DISTANCE OF 33.15 FEET; THENCE NORTH 25°11'11" EAST, A DISTANCE OF 24.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 38' 36", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.70 FEET, AND WHOSE LONG CHORD BEARS NORTH 04° 12' 59" EAST FOR A DISTANCE OF 47.63 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 34' 22", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 97.73 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 11.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 33' 26", HAVING A RADIUS OF 2056.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 64° 55' 06" EAST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 11.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 34' 22", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 97.73 FEET, AND WHOSE LONG CHORD BEARS SOUTH 16° 44' 54" EAST FOR A DISTANCE OF 89.29 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 38' 36", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.70 FEET; THENCE SOUTH 24°53'24" WEST, A DISTANCE OF 17.54 FEET; THENCE SOUTH 00°41'01" EAST, A DISTANCE OF 551.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88° 32' 59", HAVING A RADIUS OF 76.66 FEET, HAVING AN ARC DISTANCE OF 118.48 FEET; THENCE SOUTH 87°56'50" WEST, A DISTANCE OF 418.64 FEET; THENCE NORTH 02°03'10" WEST, A DISTANCE OF 20.30 FEET; THENCE SOUTH 88°02'40" WEST, A DISTANCE OF 1239.02 FEET; THENCE SOUTH 87°56'04" WEST, A DISTANCE OF 1544.40 FEET; THENCE SOUTH 88°35'43" WEST, A DISTANCE OF 161.81 FEET; THENCE NORTH 89°04'44" WEST, A DISTANCE OF 121.21 FEET; THENCE NORTH 89°26'45" WEST, A DISTANCE OF 2323.33 FEET; THENCE SOUTH 89°53'36" WEST, A DISTANCE OF 38.81 FEET; THENCE SOUTH 00°05'25" EAST, A DISTANCE OF 2262.58 FEET; THENCE SOUTH 89°54'35" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 00°05'25" WEST, A DISTANCE OF 2292.57 FEET; THENCE NORTH 00°06'24" WEST, A DISTANCE OF 692.50 FEET; THENCE NORTH 89°58'23" WEST, A DISTANCE OF 18.30 FEET; THENCE NORTH 00°01'37" EAST, A DISTANCE OF 171.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 13' 32", HAVING A RADIUS OF 50.40 FEET, HAVING AN ARC DISTANCE OF 79.37 FEET; THENCE SOUTH 89°44'51" EAST, A DISTANCE OF 158.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 54' 58", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 40.83 FEET, AND WHOSE LONG CHORD BEARS NORTH 65° 55' 43" EAST FOR A DISTANCE OF 40.20 FEET; THENCE NORTH 00°12'52" WEST, A DISTANCE OF 8.84 FEET; THENCE SOUTH 89°52'17" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 17.670 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION FLOWAGE EASEMENT PART #3:

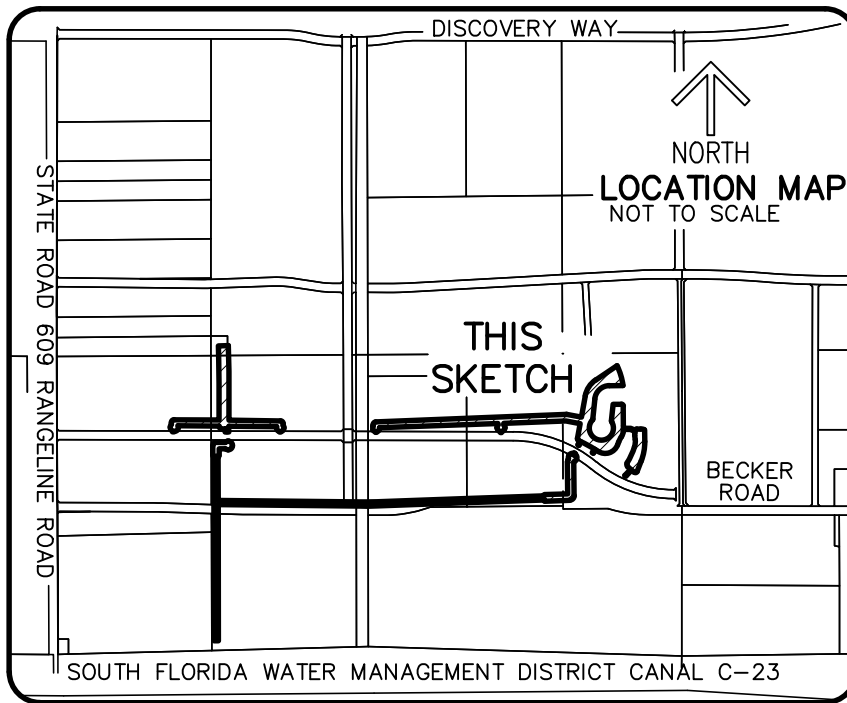
A PORTION OF BLOCKS 6 AND 8 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF NEW E/W #5 BECKER ROAD EAST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'17" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD EAST, A DISTANCE OF 45.55 FEET TO THE POINT

OF BEGINNING; THENCE NORTH 00°07'43" EAST, (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 10.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57° 06' 33", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 56.81 FEET, AND WHOSE LONG CHORD BEARS NORTH 53° 45' 22" WEST FOR A DISTANCE OF 54.49 FEET; THENCE NORTH 00°12'47" WEST, A DISTANCE OF 53.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11° 32' 52", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 11.49 FEET, AND WHOSE LONG CHORD BEARS NORTH 30° 28' 42" EAST FOR A DISTANCE OF 11.47 FEET; THENCE NORTH 00°01'06" EAST, A DISTANCE OF 19.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87° 38' 53", HAVING A RADIUS OF 46.08 FEET, HAVING AN ARC DISTANCE OF 70.49 FEET; THENCE NORTH 87°39'59" EAST, A DISTANCE OF 2081.30 FEET; THENCE NORTH 87°46'53" EAST, A DISTANCE OF 1086.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 31' 05", HAVING A RADIUS OF 52.68 FEET, HAVING AN ARC DISTANCE OF 11.51 FEET; THENCE SOUTH 79°42'03" EAST, A DISTANCE OF 247.28 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 356.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° 48' 21", HAVING A RADIUS OF 410.00 FEET, HAVING AN ARC DISTANCE OF 327.78 FEET; THENCE NORTH 56°13'32" EAST, A DISTANCE OF 423.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17° 49' 45", HAVING A RADIUS OF 1110.00 FEET, HAVING AN ARC DISTANCE OF 345.41 FEET, AND WHOSE LONG CHORD BEARS SOUTH 16° 46' 51" EAST FOR A DISTANCE OF 344.01 FEET; THENCE SOUTH 89°31'53" WEST, A DISTANCE OF 225.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 83° 55' 41", HAVING A RADIUS OF 245.00 FEET, HAVING AN ARC DISTANCE OF 358.88 FEET; THENCE SOUTH 05°36'12" WEST, A DISTANCE OF 355.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 27' 10", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 19.09 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 252° 54' 19", HAVING A RADIUS OF 200.00 FEET, HAVING AN ARC DISTANCE OF 882.81 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 27' 10", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 19.09 FEET; THENCE NORTH 05°36'12" EAST, A DISTANCE OF 277.50 FEET; THENCE NORTH 89°31'53" EAST, A DISTANCE OF 138.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 59' 55", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 47.12 FEET; THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 333.73 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 124.07 FEET; THENCE SOUTH 65°59'14" EAST, A DISTANCE OF 79.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66° 35' 21", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 34.87 FEET, AND WHOSE LONG CHORD BEARS NORTH 56° 14' 12" EAST FOR A DISTANCE OF 32.94 FEET; THENCE NORTH 89°31'53" EAST, A DISTANCE OF 63.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19° 32' 24", HAVING A RADIUS OF 179.00 FEET, HAVING AN ARC DISTANCE OF 61.05 FEET; THENCE SOUTH 70°55'43" EAST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 194.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 49' 36", HAVING A RADIUS OF 875.00 FEET, HAVING AN ARC DISTANCE OF 333.33 FEET; THENCE SOUTH 21°21'14" WEST, A DISTANCE OF 185.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109° 01' 40", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 57.09 FEET; THENCE NORTH 49°36'56" WEST, A DISTANCE OF 56.80 FEET; THENCE SOUTH 43°47'30" WEST, A DISTANCE OF 138.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 34' 34", HAVING A RADIUS OF 2056.00 FEET, HAVING AN ARC DISTANCE OF 20.67 FEET, AND WHOSE LONG CHORD BEARS NORTH 60° 49' 02" WEST FOR A DISTANCE OF 20.67 FEET; THENCE NORTH 43°47'30" EAST, A DISTANCE OF 142.30 FEET; THENCE NORTH 49°36'56" WEST, A DISTANCE OF 65.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL

ANGLE OF 81° 39' 34", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 71.26 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 44' 29", HAVING A RADIUS OF 1138.00 FEET, HAVING AN ARC DISTANCE OF 292.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 24° 40' 24" EAST FOR A DISTANCE OF 291.99 FEET TO THE POINT OF A COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 55' 55", HAVING A RADIUS OF 308.00 FEET, HAVING AN ARC DISTANCE OF 123.27 FEET; THENCE NORTH 05°37'46" WEST, A DISTANCE OF 67.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11° 25' 58", HAVING A RADIUS OF 192.00 FEET, HAVING AN ARC DISTANCE OF 38.31 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 31' 36", HAVING A RADIUS OF 1098.00 FEET, HAVING AN ARC DISTANCE OF 29.25 FEET; THENCE NORTH 65°59'14" WEST, A DISTANCE OF 80.57 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 120.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 59' 48", HAVING A RADIUS OF 902.00 FEET, HAVING AN ARC DISTANCE OF 31.43 FEET, AND WHOSE LONG CHORD BEARS SOUTH 04° 07' 07" WEST FOR A DISTANCE OF 31.43 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 45' 11", HAVING A RADIUS OF 192.00 FEET, HAVING AN ARC DISTANCE OF 99.70 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 49' 02", HAVING A RADIUS OF 308.36 FEET, HAVING AN ARC DISTANCE OF 95.89 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03° 21' 57", HAVING A RADIUS OF 862.00 FEET, HAVING AN ARC DISTANCE OF 50.64 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 102° 43' 51", HAVING A RADIUS OF 220.00 FEET, HAVING AN ARC DISTANCE OF 394.46 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 12' 23", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 47.88 FEET; THENCE SOUTH 32°05'55" WEST, A DISTANCE OF 68.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 31' 10", HAVING A RADIUS OF 2206.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 57° 51' 50" WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 32°05'55" EAST, A DISTANCE OF 68.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06° 33' 22", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 260.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 61° 25' 48" WEST FOR A DISTANCE OF 260.06 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 68.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 31' 10", HAVING A RADIUS OF 2206.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 64° 55' 16" WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 68.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 32' 10", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 21.28 FEET, AND WHOSE LONG CHORD BEARS NORTH 65° 28' 48" WEST FOR A DISTANCE OF 21.28 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76° 10' 05", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 39.88 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 252.98 FEET; THENCE NORTH 79°27'34" WEST, A DISTANCE OF 241.63 FEET; THENCE SOUTH 87°53'12" WEST, A DISTANCE OF 1032.65 FEET; THENCE SOUTH 00°16'47" WEST, A DISTANCE OF 28.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43° 00' 44", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 47.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 21° 22' 39" EAST FOR A DISTANCE OF 46.19 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 09' 46", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 91.44 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 15.57 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 15.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE

RIGHT THROUGH A CENTRAL ANGLE OF 83° 09' 46", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 91.44 FEET, AND WHOSE LONG CHORD BEARS NORTH 41° 27' 10" WEST FOR A DISTANCE OF 91.44 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43° 00' 44", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 47.29 FEET, AND WHOSE LONG CHORD BEARS NORTH 21° 38' 05" EAST FOR A DISTANCE OF 46.19 FEET; THENCE NORTH 00°01'21" WEST, A DISTANCE OF 24.54 FEET; THENCE SOUTH 87°58'17" WEST, A DISTANCE OF 1970.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04° 52' 31", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 4.85 FEET, AND WHOSE LONG CHORD BEARS SOUTH 02° 18' 32" WEST FOR A DISTANCE OF 4.85 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82° 26' 21", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 82.01 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 10.12 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 22.879 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PARTS 1,2 and 3 together equal a total of 50.168 Acres

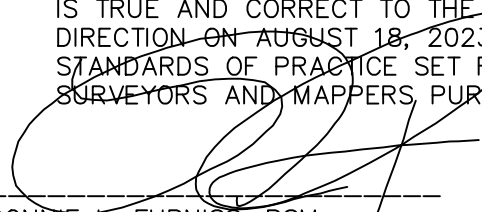


NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF NORTH LINE E/W #5 NEW BECKER ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID NORTH LINE HAVING A BEARING OF NORTH 89°52'17" WEST.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT 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, 2023. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



 RONNIE L. FURNISS, PSM
 PROFESSIONAL SURVEYOR AND
 MAPPER #6272
 STATE OF FLORIDA - LB #3591

4371-FLOWAGE ESMT.dwg

SHEET 1 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	4371


**FLOWAGE EASEMENT
SKETCH OF LEGAL DESCRIPTION**

DESCRIPTION FLOWAGE EASEMENT #1:

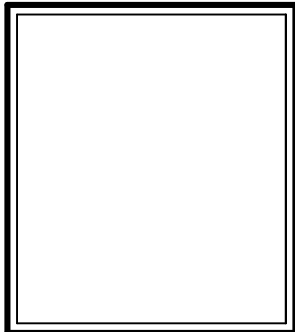
A PORTION OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 4, OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NEW E/W #5 BECKER ROAD WEST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 44°57'25" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 49.65 FEET; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 1122.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°07'43" EAST, (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 7.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85° 12' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 89.23 FEET, AND WHOSE LONG CHORD BEARS NORTH 40° 05' 13" WEST FOR A DISTANCE OF 81.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18° 53' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 19.78 FEET, AND WHOSE LONG CHORD BEARS NORTH 07° 11' 09" EAST FOR A DISTANCE OF 19.69 FEET; THENCE NORTH 89°26'32" WEST, A DISTANCE OF 791.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26° 37' 00", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 22.30 FEET, AND WHOSE LONG CHORD BEARS SOUTH 17° 59' 07" WEST FOR A DISTANCE OF 22.10 FEET; THENCE SOUTH 46°08'16" EAST, A DISTANCE OF 2.62 FEET; THENCE SOUTH 00°12'52" EAST, A DISTANCE OF 71.75 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°12'52" WEST, A DISTANCE OF 56.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28° 45' 37", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 24.09 FEET, AND WHOSE LONG CHORD BEARS SOUTH 75° 47' 41" WEST FOR A DISTANCE OF 23.84 FEET; THENCE NORTH 89°49'30" WEST, A DISTANCE OF 5.61 FEET; THENCE SOUTH 11°05'57" EAST, A DISTANCE OF 51.39 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.39 FEET; THENCE NORTH 11°05'57" WEST, A DISTANCE OF 51.40 FEET; THENCE NORTH 89°49'30" WEST, A DISTANCE OF 44.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87° 07' 22", HAVING A RADIUS OF 48.00 FEET, HAVING AN ARC DISTANCE OF 72.99 FEET; THENCE NORTH 89°21'32" WEST, A DISTANCE OF 682.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25° 25' 42", HAVING A RADIUS OF 66.00 FEET, HAVING AN ARC DISTANCE OF 29.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 10° 24' 53" EAST FOR A DISTANCE OF 29.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93° 10' 34", HAVING A RADIUS OF 66.00 FEET, HAVING AN ARC DISTANCE OF 107.33 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44° 32' 45" WEST FOR A DISTANCE OF 95.89 FEET; THENCE SOUTH 36°39'14" WEST, A DISTANCE OF 6.39 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 24.89 FEET; THENCE NORTH 36°39'14" EAST, A DISTANCE OF 9.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75° 27' 05", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 86.91 FEET, AND WHOSE LONG CHORD BEARS NORTH 35° 25' 35" WEST FOR A DISTANCE OF 80.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47° 52' 27", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 55.15 FEET, AND WHOSE LONG CHORD BEARS NORTH 21° 53' 56" EAST FOR A DISTANCE OF 53.56 FEET; THENCE NORTH 00°04'23" WEST, A DISTANCE OF 30.44 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 26' 14", HAVING A RADIUS OF 46.20 FEET, HAVING AN ARC DISTANCE OF 72.92 FEET; THENCE SOUTH 89°38'09" EAST, A DISTANCE OF 747.24 FEET; THENCE NORTH 00°02'06" EAST, A DISTANCE OF 608.21 FEET; THENCE NORTH 00°42'59" WEST, A DISTANCE OF 384.80 FEET; THENCE NORTH 01°27'49" WEST, A DISTANCE OF 240.49 FEET; THENCE NORTH 88°32'11" EAST, A DISTANCE OF 166.00 FEET; THENCE SOUTH 01°27'49" EAST, A DISTANCE OF 424.86 FEET; THENCE SOUTH 00°42'51" EAST, A DISTANCE OF 21.73 FEET; THENCE SOUTH 00°00'27" WEST, A DISTANCE OF 793.06 FEET; THENCE SOUTH 89°11'46" EAST, A DISTANCE OF 854.21 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89° 32' 31", HAVING A RADIUS OF 46.20 FEET, HAVING AN ARC DISTANCE OF 72.20 FEET; THENCE SOUTH 00°20'46" WEST, A DISTANCE OF 29.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42° 11' 59", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 44.19 FEET, AND WHOSE LONG CHORD BEARS SOUTH 18° 35' 00" EAST FOR A DISTANCE OF 43.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 85° 12' 26", HAVING A RADIUS OF 60.00 FEET, HAVING AN ARC DISTANCE OF 89.23 FEET, AND WHOSE LONG CHORD BEARS SOUTH 40° 20' 39" WEST FOR A DISTANCE OF 81.23 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 7.10 FEET TO THE POINT OF BEGINNING. CONTAINING 9.619 ACRES, MORE OR LESS.

SHEET 2 OF 39



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



DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	4371

**FLOWAGE EASEMENT
 SKETCH OF LEGAL DESCRIPTION**

DESCRIPTION FLOWAGE EASEMENT #2:

A PORTION OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCKS 4, 6, 7 AND 8 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF NEW E/W #5 BECKER ROAD WEST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 45°02'35" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 49.35 FEET; THENCE CONTINUE NORTH 89°52'17" WEST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD WEST, A DISTANCE OF 1988.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°12'52" EAST, (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 8.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 53' 15", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 98.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 41° 48' 54" EAST FOR A DISTANCE OF 89.57 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 105.24 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 40' 41", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.74 FEET; THENCE NORTH 89°57'41" WEST, A DISTANCE OF 102.74 FEET; THENCE SOUTH 00°17'06" EAST, A DISTANCE OF 116.00 FEET; THENCE SOUTH 89°42'54" WEST, A DISTANCE OF 18.30 FEET; THENCE SOUTH 00°06'24" EAST, A DISTANCE OF 692.58 FEET; THENCE SOUTH 00°03'42" EAST, A DISTANCE OF 50.87 FEET; THENCE NORTH 89°53'36" EAST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 89°26'45" EAST, A DISTANCE OF 2323.96 FEET; THENCE SOUTH 89°04'44" EAST, A DISTANCE OF 120.02 FEET; THENCE NORTH 88°35'43" EAST, A DISTANCE OF 159.99 FEET; THENCE NORTH 87°56'04" EAST, A DISTANCE OF 1544.06 FEET; THENCE NORTH 88°02'40" EAST, A DISTANCE OF 1239.15 FEET; THENCE NORTH 01°44'58" WEST, A DISTANCE OF 20.30 FEET; THENCE NORTH 88°15'02" EAST, A DISTANCE OF 387.69 FEET; THENCE NORTH 00°23'18" WEST, A DISTANCE OF 527.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24° 52' 07", HAVING A RADIUS OF 76.37 FEET, HAVING AN ARC DISTANCE OF 33.15 FEET; THENCE NORTH 25°11'11" EAST, A DISTANCE OF 24.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 38' 36", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.70 FEET, AND WHOSE LONG CHORD BEARS NORTH 04° 12' 59" EAST FOR A DISTANCE OF 47.63 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 34' 22", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 97.73 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 11.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 33' 26", HAVING A RADIUS OF 2056.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 64° 55' 06" EAST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 11.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 34' 22", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 97.73 FEET, AND WHOSE LONG CHORD BEARS SOUTH 16° 44' 54" EAST FOR A DISTANCE OF 89.29 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41° 38' 36", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 48.70 FEET; THENCE SOUTH 24°53'24" WEST, A DISTANCE OF 17.54 FEET; THENCE SOUTH 00°41'01" EAST, A DISTANCE OF 551.86 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88° 32' 59", HAVING A RADIUS OF 76.66 FEET, HAVING AN ARC DISTANCE OF 118.48 FEET; THENCE SOUTH 87°56'50" WEST, A DISTANCE OF 418.64 FEET; THENCE NORTH 02°03'10" WEST, A DISTANCE OF 20.30 FEET; THENCE SOUTH 88°02'40" WEST, A DISTANCE OF 1239.02 FEET; THENCE SOUTH 87°56'04" WEST, A DISTANCE OF 1544.40 FEET; THENCE SOUTH 88°35'43" WEST, A DISTANCE OF 161.81 FEET;

SHEET 3 OF 39



CAULFIELD & WHEELER, INC.

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

**FLOWAGE EASEMENT
 SKETCH OF LEGAL DESCRIPTION**

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE N/A

JOB NO. 4371

DESCRIPTION FLOWAGE EASEMENT #2 CONTINUED:

THENCE NORTH 89°04'44" WEST, A DISTANCE OF 121.21 FEET; THENCE NORTH 89°26'45" WEST, A DISTANCE OF 2323.33 FEET; THENCE SOUTH 89°53'36" WEST, A DISTANCE OF 38.81 FEET; THENCE SOUTH 00°05'25" EAST, A DISTANCE OF 2262.58 FEET; THENCE SOUTH 89°54'35" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 00°05'25" WEST, A DISTANCE OF 2292.57 FEET; THENCE NORTH 00°06'24" WEST, A DISTANCE OF 692.50 FEET; THENCE NORTH 89°58'23" WEST, A DISTANCE OF 18.30 FEET; THENCE NORTH 00°01'37" EAST, A DISTANCE OF 171.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 13' 32", HAVING A RADIUS OF 50.40 FEET, HAVING AN ARC DISTANCE OF 79.37 FEET; THENCE SOUTH 89°44'51" EAST, A DISTANCE OF 158.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34° 54' 58", HAVING A RADIUS OF 67.00 FEET, HAVING AN ARC DISTANCE OF 40.83 FEET, AND WHOSE LONG CHORD BEARS NORTH 65° 55' 43" EAST FOR A DISTANCE OF 40.20 FEET; THENCE NORTH 00°12'52" WEST, A DISTANCE OF 8.84 FEET; THENCE SOUTH 89°52'17" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.670 ACRES, MORE OR LESS.

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

DESCRIPTION FLOWAGE EASEMENT #3:

A PORTION OF BLOCKS 6 AND 8 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING SHOWN AS UE #2 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NEW E/W #5 BECKER ROAD EAST AS RECORDED IN OFFICIAL RECORD BOOK 4704, PAGE 661 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°52'17" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NEW E/W BECKER ROAD EAST, A DISTANCE OF 45.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'43" EAST, (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 10.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57° 06' 33", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 56.81 FEET, AND WHOSE LONG CHORD BEARS NORTH 53° 45' 22" WEST FOR A DISTANCE OF 54.49 FEET; THENCE NORTH 00°12'47" WEST, A DISTANCE OF 53.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11° 32' 52", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 11.49 FEET, AND WHOSE LONG CHORD BEARS NORTH 30° 28' 42" EAST FOR A DISTANCE OF 11.47 FEET; THENCE NORTH 00°01'06" EAST, A DISTANCE OF 19.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 87° 38' 53", HAVING A RADIUS OF 46.08 FEET, HAVING AN ARC DISTANCE OF 70.49 FEET; THENCE NORTH 87°39'59" EAST, A DISTANCE OF 2081.30 FEET; THENCE NORTH 87°46'53" EAST, A DISTANCE OF 1086.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12° 31' 05", HAVING A RADIUS OF 52.68 FEET, HAVING AN ARC DISTANCE OF 11.51 FEET; THENCE SOUTH 79°42'03" EAST, A DISTANCE OF 247.28 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 356.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° 48' 21", HAVING A RADIUS OF 410.00 FEET, HAVING AN ARC DISTANCE OF 327.78 FEET; THENCE NORTH 56°13'32" EAST, A DISTANCE OF 423.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17° 49' 45", HAVING A RADIUS OF 1110.00 FEET, HAVING AN ARC DISTANCE OF 345.41 FEET, AND WHOSE LONG CHORD BEARS SOUTH 16° 46' 51" EAST FOR A DISTANCE OF 344.01 FEET; THENCE SOUTH 89°31'53" WEST, A DISTANCE OF 225.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 83° 55' 41", HAVING A RADIUS OF 245.00 FEET, HAVING AN ARC DISTANCE OF 358.88 FEET; THENCE SOUTH 05°36'12" WEST, A DISTANCE OF 355.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 27' 10", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 19.09 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 252° 54' 19", HAVING A RADIUS OF 200.00 FEET, HAVING AN ARC DISTANCE OF 882.81 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 27' 10", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 19.09 FEET; THENCE NORTH 05°36'12" EAST, A DISTANCE OF 277.50 FEET; THENCE NORTH 89°31'53" EAST, A DISTANCE OF 138.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT

SHEET 4 OF 39



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**FLOWAGE EASEMENT
SKETCH OF LEGAL DESCRIPTION**

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE N/A

JOB NO. 4371

DESCRIPTION FLOWAGE EASEMENT #3 CONTINUED:

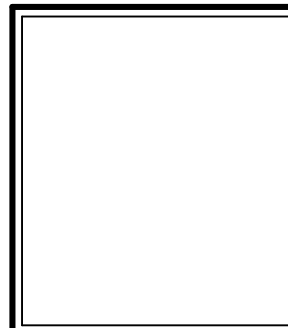
THROUGH A CENTRAL ANGLE OF 89° 59' 55", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 47.12 FEET; THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 333.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02° 19' 07", HAVING A RADIUS OF 902.00 FEET, HAVING AN ARC DISTANCE OF 36.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 124.07 FEET; THENCE SOUTH 65°59'14" EAST, A DISTANCE OF 79.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 66° 35' 21", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 34.87 FEET, AND WHOSE LONG CHORD BEARS NORTH 56° 14' 12" EAST FOR A DISTANCE OF 32.94 FEET; THENCE NORTH 89°31'53" EAST, A DISTANCE OF 63.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19° 32' 24", HAVING A RADIUS OF 179.00 FEET, HAVING AN ARC DISTANCE OF 61.05 FEET; THENCE SOUTH 70°55'43" EAST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 00°28'12" EAST, A DISTANCE OF 194.59 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21° 49' 36", HAVING A RADIUS OF 875.00 FEET, HAVING AN ARC DISTANCE OF 333.33 FEET; THENCE SOUTH 21°21'14" WEST, A DISTANCE OF 185.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 109° 01' 40", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 57.09 FEET; THENCE NORTH 49°36'56" WEST, A DISTANCE OF 56.80 FEET; THENCE SOUTH 43°47'30" WEST, A DISTANCE OF 138.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00° 34' 34", HAVING A RADIUS OF 2056.00 FEET, HAVING AN ARC DISTANCE OF 20.67 FEET, AND WHOSE LONG CHORD BEARS NORTH 60° 49' 02" WEST FOR A DISTANCE OF 20.67 FEET; THENCE NORTH 43°47'30" EAST, A DISTANCE OF 142.30 FEET; THENCE NORTH 49°36'56" WEST, A DISTANCE OF 65.40 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81° 39' 34", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 71.26 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14° 44' 29", HAVING A RADIUS OF 1138.00 FEET, HAVING AN ARC DISTANCE OF 292.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 24° 40' 24" EAST FOR A DISTANCE OF 291.99 FEET TO THE POINT OF A COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22° 55' 55", HAVING A RADIUS OF 308.00 FEET, HAVING AN ARC DISTANCE OF 123.27 FEET; THENCE NORTH 05°37'46" WEST, A DISTANCE OF 67.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11° 25' 58", HAVING A RADIUS OF 192.00 FEET, HAVING AN ARC DISTANCE OF 38.31 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 31' 36", HAVING A RADIUS OF 1098.00 FEET, HAVING AN ARC DISTANCE OF 29.25 FEET; THENCE NORTH 65°59'14" WEST, A DISTANCE OF 80.57 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 120.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 59' 48", HAVING A RADIUS OF 902.00 FEET, HAVING AN ARC DISTANCE OF 31.43 FEET, AND WHOSE LONG CHORD BEARS SOUTH 04° 07' 07" WEST FOR A DISTANCE OF 31.43 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 45' 11", HAVING A RADIUS OF 192.00 FEET, HAVING AN ARC DISTANCE OF 99.70 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17° 49' 02", HAVING A RADIUS OF 308.36 FEET, HAVING AN ARC DISTANCE OF 95.89 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03° 21' 57", HAVING A RADIUS OF 862.00 FEET, HAVING AN ARC DISTANCE OF 50.64 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 102° 43' 51", HAVING A RADIUS OF 220.00 FEET, HAVING AN ARC DISTANCE OF 394.46 FEET TO THE BEGINNING OF REVERSE CURVATURE OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01° 12' 23", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 47.88 FEET; THENCE SOUTH 32°05'55" WEST, A DISTANCE OF 68.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 31' 10", HAVING A RADIUS OF 2206.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 57° 51' 50" WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 32°05'55" EAST, A DISTANCE OF 68.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06° 33' 22", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 260.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 61° 25' 48" WEST FOR A DISTANCE OF 260.06 FEET; THENCE SOUTH 25°02'17" WEST, A DISTANCE OF 68.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 31' 10", HAVING A RADIUS OF 2206.00 FEET, HAVING AN ARC DISTANCE OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 64° 55' 16" WEST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 25°02'17" EAST, A DISTANCE OF 68.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE

SHEET 5 OF 39



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DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	4371

**FLOWAGE EASEMENT
 SKETCH OF LEGAL DESCRIPTION**

DESCRIPTION FLOWAGE EASEMENT #3 CONTINUED:

RIGHT THROUGH A CENTRAL ANGLE OF 00° 32' 10", HAVING A RADIUS OF 2274.00 FEET, HAVING AN ARC DISTANCE OF 21.28 FEET, AND WHOSE LONG CHORD BEARS NORTH 65° 28' 48" WEST FOR A DISTANCE OF 21.28 FEET TO THE POINT OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76° 10' 05", HAVING A RADIUS OF 30.00 FEET, HAVING AN ARC DISTANCE OF 39.88 FEET; THENCE NORTH 10°25'11" EAST, A DISTANCE OF 252.98 FEET; THENCE NORTH 79°27'34" WEST, A DISTANCE OF 241.63 FEET; THENCE SOUTH 87°53'12" WEST, A DISTANCE OF 1032.65 FEET; THENCE SOUTH 00°16'47" WEST, A DISTANCE OF 28.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43° 00' 44", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 47.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 21° 22' 39" EAST FOR A DISTANCE OF 46.19 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 09' 46", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 91.44 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 15.57 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 15.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 09' 46", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 91.44 FEET, AND WHOSE LONG CHORD BEARS NORTH 41° 27' 10" WEST FOR A DISTANCE OF 91.44 FEET; THENCE NORTH 00°07'43" EAST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43° 00' 44", HAVING A RADIUS OF 63.00 FEET, HAVING AN ARC DISTANCE OF 47.29 FEET, AND WHOSE LONG CHORD BEARS NORTH 21° 38' 05" EAST FOR A DISTANCE OF 46.19 FEET; THENCE NORTH 00°01'21" WEST, A DISTANCE OF 24.54 FEET; THENCE SOUTH 87°58'17" WEST, A DISTANCE OF 1970.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04° 52' 31", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 4.85 FEET, AND WHOSE LONG CHORD BEARS SOUTH 02° 18' 32" WEST FOR A DISTANCE OF 4.85 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82° 26' 21", HAVING A RADIUS OF 57.00 FEET, HAVING AN ARC DISTANCE OF 82.01 FEET; THENCE SOUTH 00°07'43" WEST, A DISTANCE OF 10.12 FEET; THENCE NORTH 89°52'17" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.879 ACRES, MORE OR LESS.

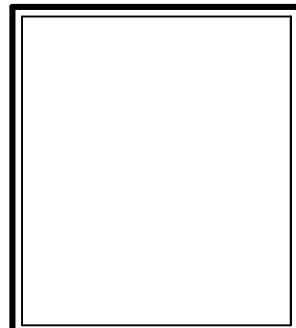
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 6 OF 39



CAULFIELD & WHEELER, INC.

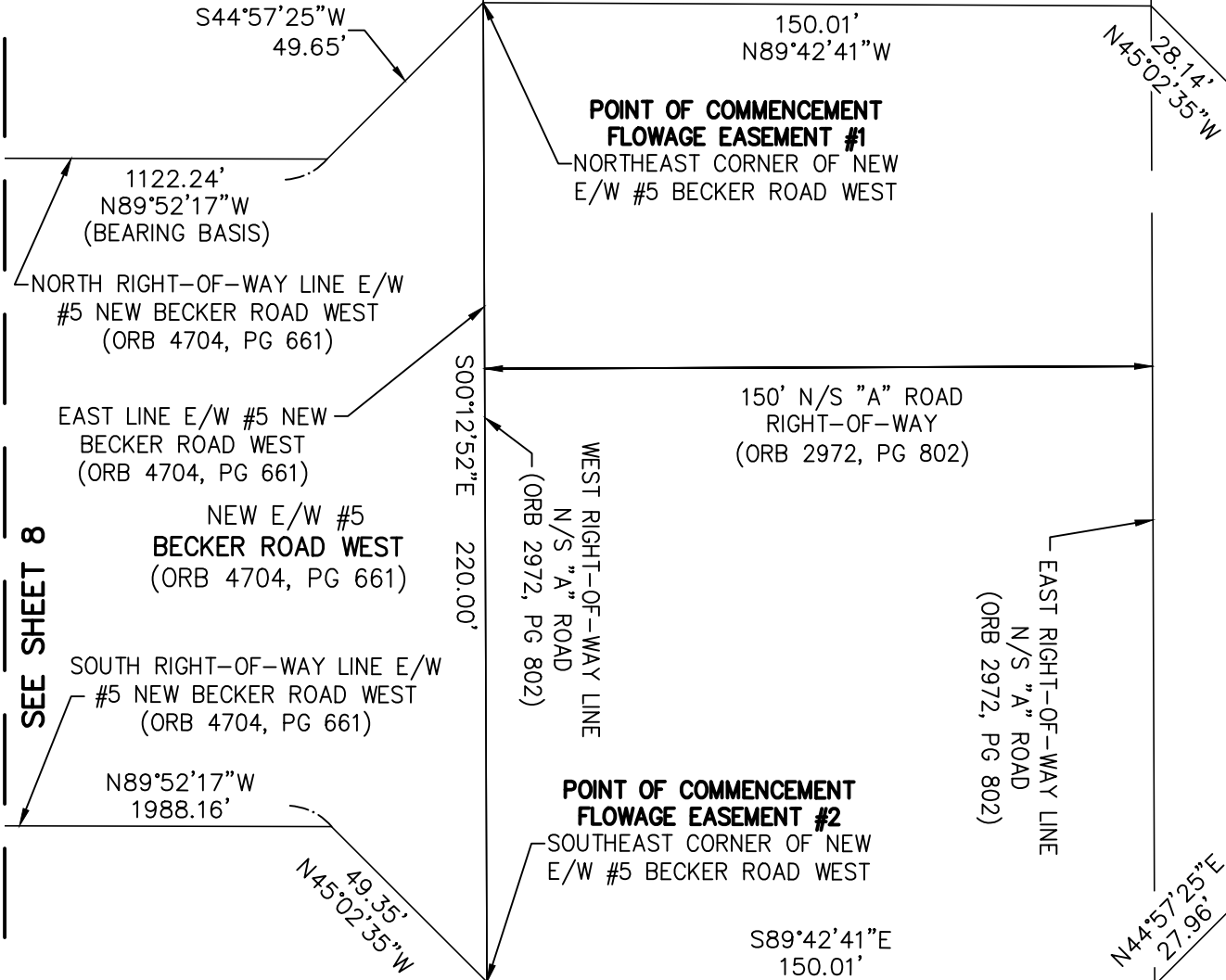
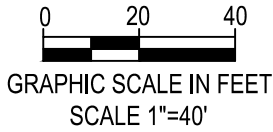
CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE – SURVEYING
 7900 GLADES ROAD – SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	4371

**FLOWAGE EASEMENT
 SKETCH OF LEGAL DESCRIPTION**

THE EAST 1/2 OF SECTION 31 ,
TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT PLATTED)



EAST 200' OF THE EAST 1/2 OF SECTION 31
FPL TRACT
(ORB 760, PG 2258)



SEE SHEET 8

SHEET 7 OF 39

THE EAST 1/2 OF SECTION 31 ,
TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT PLATTED)

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



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DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

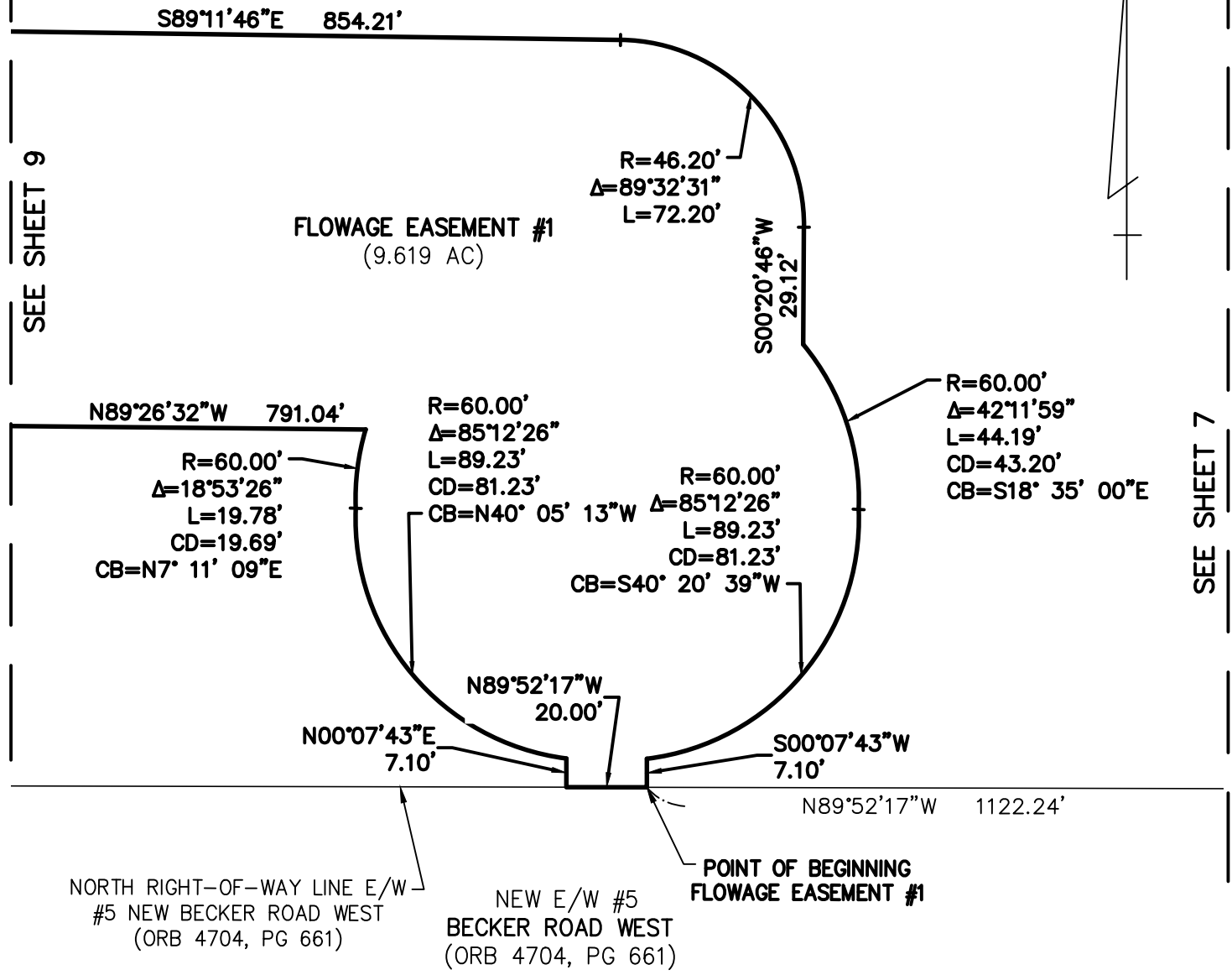
**FLOWAGE EASEMENT #1 AND #2
SKETCH OF LEGAL DESCRIPTION**

THE EAST 1/2 OF SECTION 31 ,
TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT PLATTED)



SEE SHEET 9

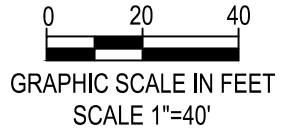
SEE SHEET 7



LEGEND

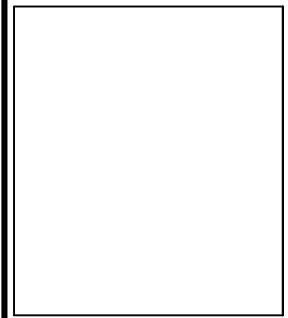
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
R/W - RIGHT-OF-WAY
UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING
CD - CHORD DISTANCE
L - ARC LENGTH
R - RADIUS



SHEET 8 OF 39

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



DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

**FLOWAGE EASEMENT #1
SKETCH OF LEGAL DESCRIPTION**

SEE SHEET 12

THE EAST 1/2 OF SECTION 31 ,
TOWNSHIP 37 SOUTH, RANGE
39 EAST
(NOT PLATTED)

S00°00'27"W
793.06'

S89°11'46"E 854.21'

747.24'
S89°38'09"E

608.21'
N00°02'06"E



FLOWAGE EASEMENT #1
(9.619 AC)

SEE SHEET 10

SEE SHEET 8

R=48.00'
Δ=26°37'00"
L=22.30'
CD=22.10'
CB=S17° 59' 07"W

N89°21'32"W
682.04'

R=48.00'
Δ=87°07'22"
L=72.99'

R=48.00'
Δ=28°45'37"
L=24.09'
CD=23.84'
CB=S75° 47' 41"W

S89°26'32"E 791.04'

S46°08'16"E
2.62'

N89°49'30"W
44.42'

N89°49'30"W
5.61'

N11°05'57"W
51.40'

S11°05'57"E
51.39'

N00°12'52"W
56.30'

S00°12'52"E
71.75'

THE EAST 1/2 OF SECTION 31 ,
TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT PLATTED)

NEW E/W #5
BECKER ROAD WEST
(ORB 4704, PG 661)

NORTH RIGHT-OF-WAY LINE E/W
#5 NEW BECKER ROAD WEST
(ORB 4704, PG 661)

20.39'
N89°52'17"W

N89°52'17"W
20.00'

LEGEND

ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
R/W - RIGHT-OF-WAY
UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING
CD - CHORD DISTANCE
L - ARC LENGTH
R - RADIUS



GRAPHIC SCALE IN FEET
SCALE 1"=40'

SHEET 9 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 08/18/2023

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F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

FLOWAGE EASEMENT #1
SKETCH OF LEGAL DESCRIPTION

60' ROAD
EASEMENT
(PLAT BOOK 12,
PAGE 50)

S89°38'09"E 747.24'

SEE SHEET 11

FLOWAGE EASEMENT #1
(9.619 AC)

SEE SHEET 9

N89°21'32"W 682.04'

BLOCK 4
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

EAST LINE OF
BLOCK 4

NORTH RIGHT-OF-WAY LINE E/W
#5 NEW BECKER ROAD WEST
(ORB 4704, PG 661)

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



GRAPHIC SCALE IN FEET
SCALE 1"=40'

SHEET 10 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
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 7900 GLADES ROAD - SUITE 100
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DATE 08/18/2023

DRAWN BY RLF

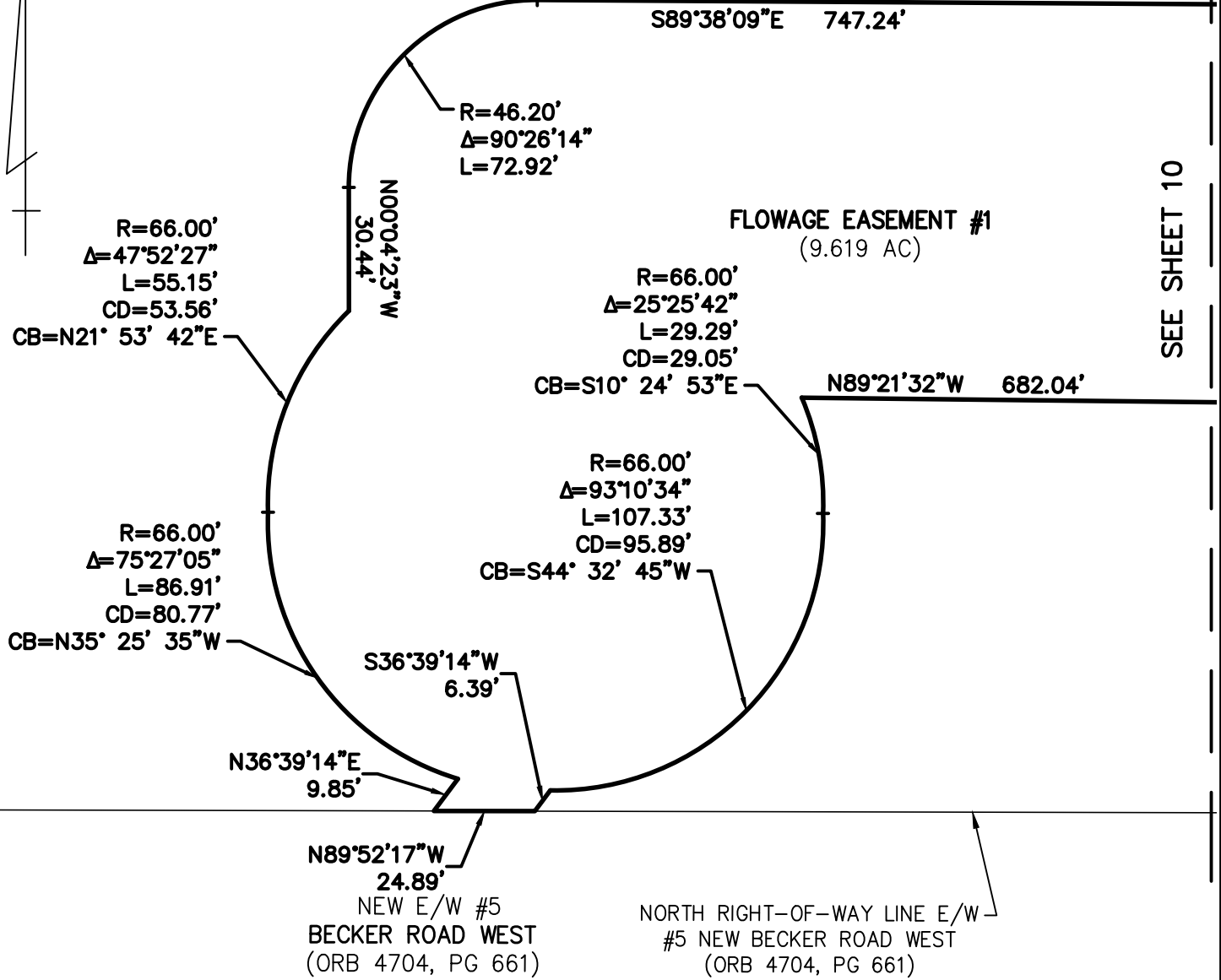
F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #1
SKETCH OF LEGAL DESCRIPTION**

BLOCK 4
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)



SEE SHEET 10

LEGEND

ORB - OFFICIAL RECORDS BOOK
 PB - PLAT BOOK
 PG - PAGE
 R/W - RIGHT-OF-WAY
 UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
 AC - ACRES
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 L - ARC LENGTH
 R - RADIUS



GRAPHIC SCALE IN FEET
 SCALE 1"=40'

SHEET 11 OF 39



CAULFIELD & WHEELER, INC.

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DATE 08/18/2023

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F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #1
 SKETCH OF LEGAL DESCRIPTION**

SEE SHEET 13

S01°27'49"E
424.86'

S00°42'51"E
21.73'

FLOWAGE EASEMENT #1
(9.619 AC)

N00°42'59"W
384.80'

S00°00'27"W
793.06'

THE EAST 1/2 OF
SECTION 31,
TOWNSHIP 37 SOUTH,
RANGE 39 EAST
(NOT PLATTED)

N00°02'06"E
608.21'



LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

SEE SHEET 9



GRAPHIC SCALE IN FEET
SCALE 1"=40'

SHEET 12 OF 39



CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 08/18/2023

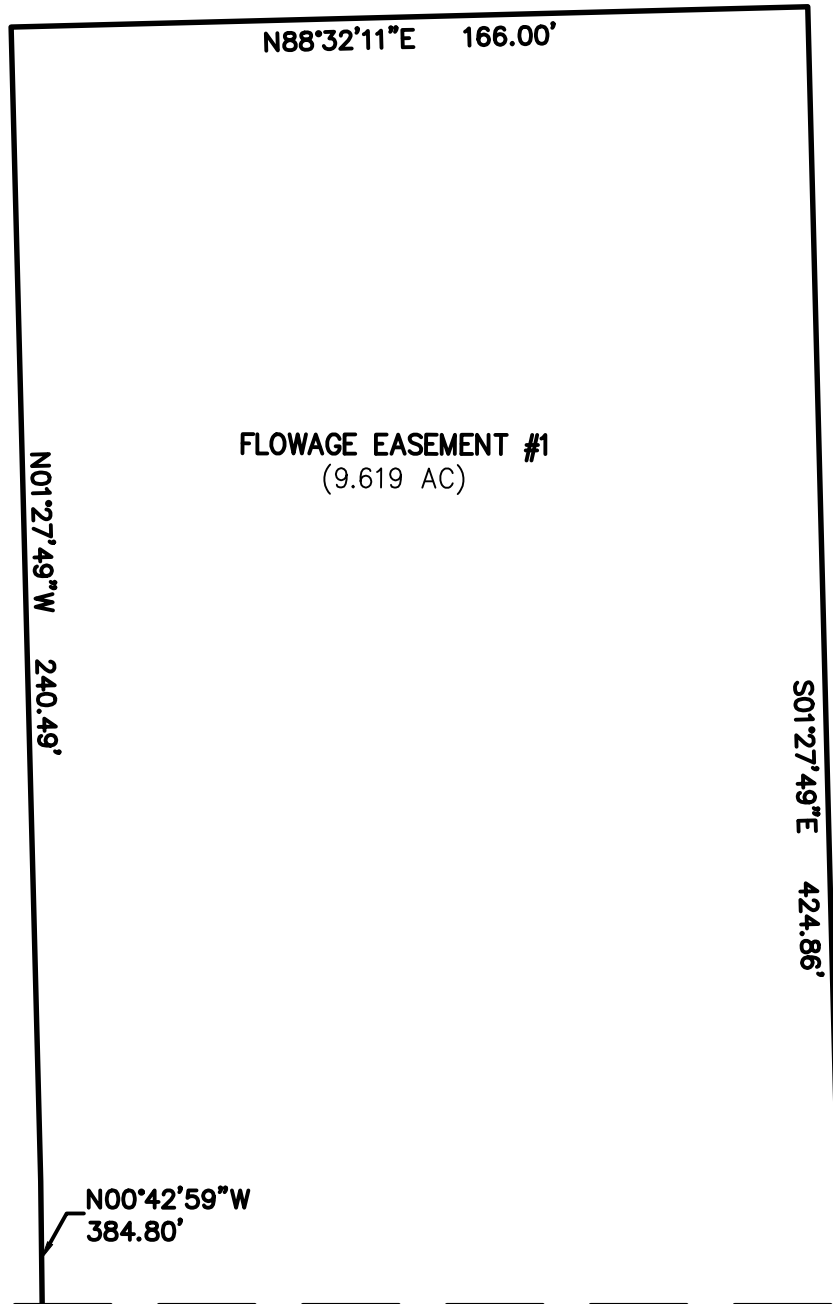
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F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #1
SKETCH OF LEGAL DESCRIPTION**



THE EAST 1/2 OF
SECTION 31,
TOWNSHIP 37 SOUTH,
RANGE 39 EAST
(NOT PLATTED)

FLOWAGE EASEMENT #1
(9.619 AC)



GRAPHIC SCALE IN FEET
SCALE 1"=40'

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

SEE SHEET 12

SHEET 13 OF 39



CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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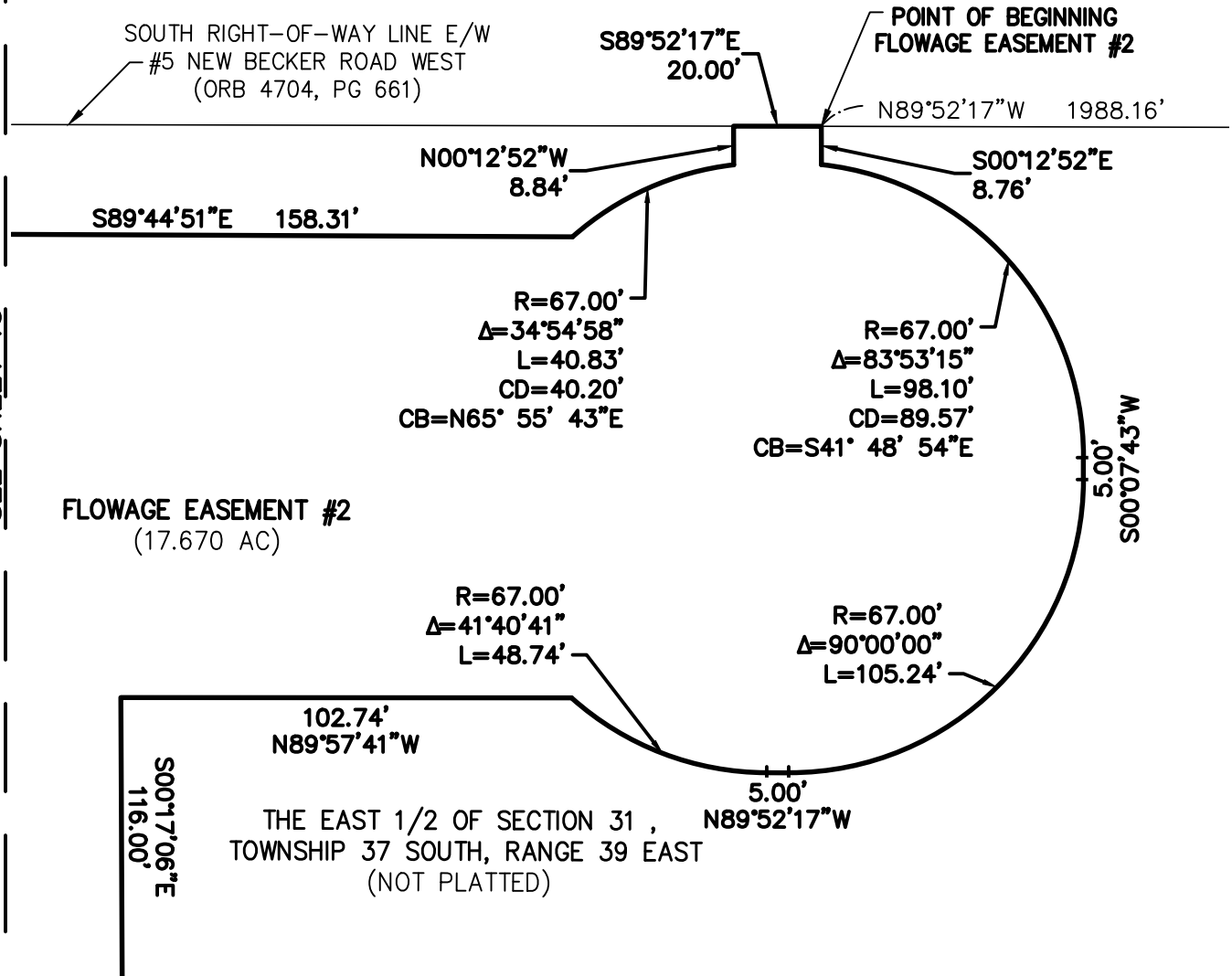
DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

FLOWAGE EASEMENT #1
SKETCH OF LEGAL DESCRIPTION

NEW E/W #5
 BECKER ROAD WEST
 (ORB 4704, PG 661)



GRAPHIC SCALE IN FEET
 SCALE 1"=40'



LEGEND

ORB - OFFICIAL RECORDS BOOK
 PB - PLAT BOOK
 PG - PAGE
 R/W - RIGHT-OF-WAY
 UE - UTILITY EASEMENT

SEE SHEET 15

Δ - DELTA (CENTRAL ANGLE)
 AC - ACRES
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 L - ARC LENGTH
 R - RADIUS

SHEET 14 OF 39

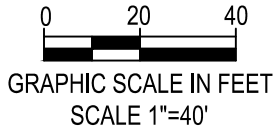


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 7900 GLADES ROAD - SUITE 100
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DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

**FLOWAGE EASEMENT #2
 SKETCH OF LEGAL DESCRIPTION**



SOUTH RIGHT-OF-WAY LINE E/W
#5 NEW BECKER ROAD WEST
(ORB 4704, PG 661)

60' ROAD
EASEMENT
(PLAT BOOK 12,
PAGE 50)

NEW E/W #5
BECKER ROAD WEST
(ORB 4704, PG 661)

BLOCK 4
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

R=50.40'
 $\Delta=90^{\circ}13'32''$
L=79.37'

N89°44'51"W
158.31'

N00°01'37"E 171.59'

FLOWAGE EASEMENT #2
(17.670 AC)

SEE SHEET 14

SEE SHEET 16

LEGEND

ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
R/W - RIGHT-OF-WAY
UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING
CD - CHORD DISTANCE
L - ARC LENGTH
R - RADIUS

SHEET 15 OF 39

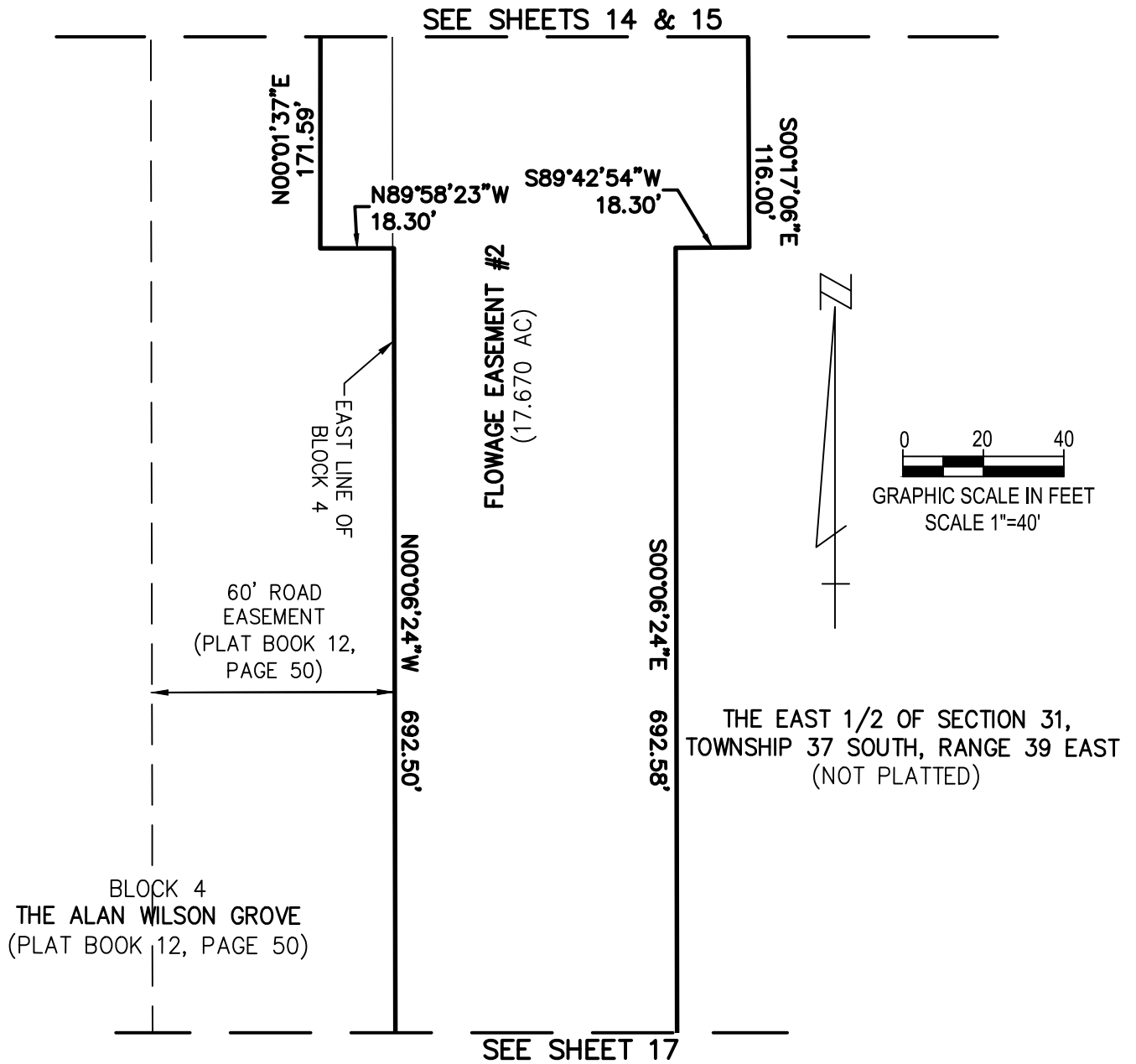


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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

**FLOWAGE EASEMENT #2
SKETCH OF LEGAL DESCRIPTION**



LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

SHEET 16 OF 18



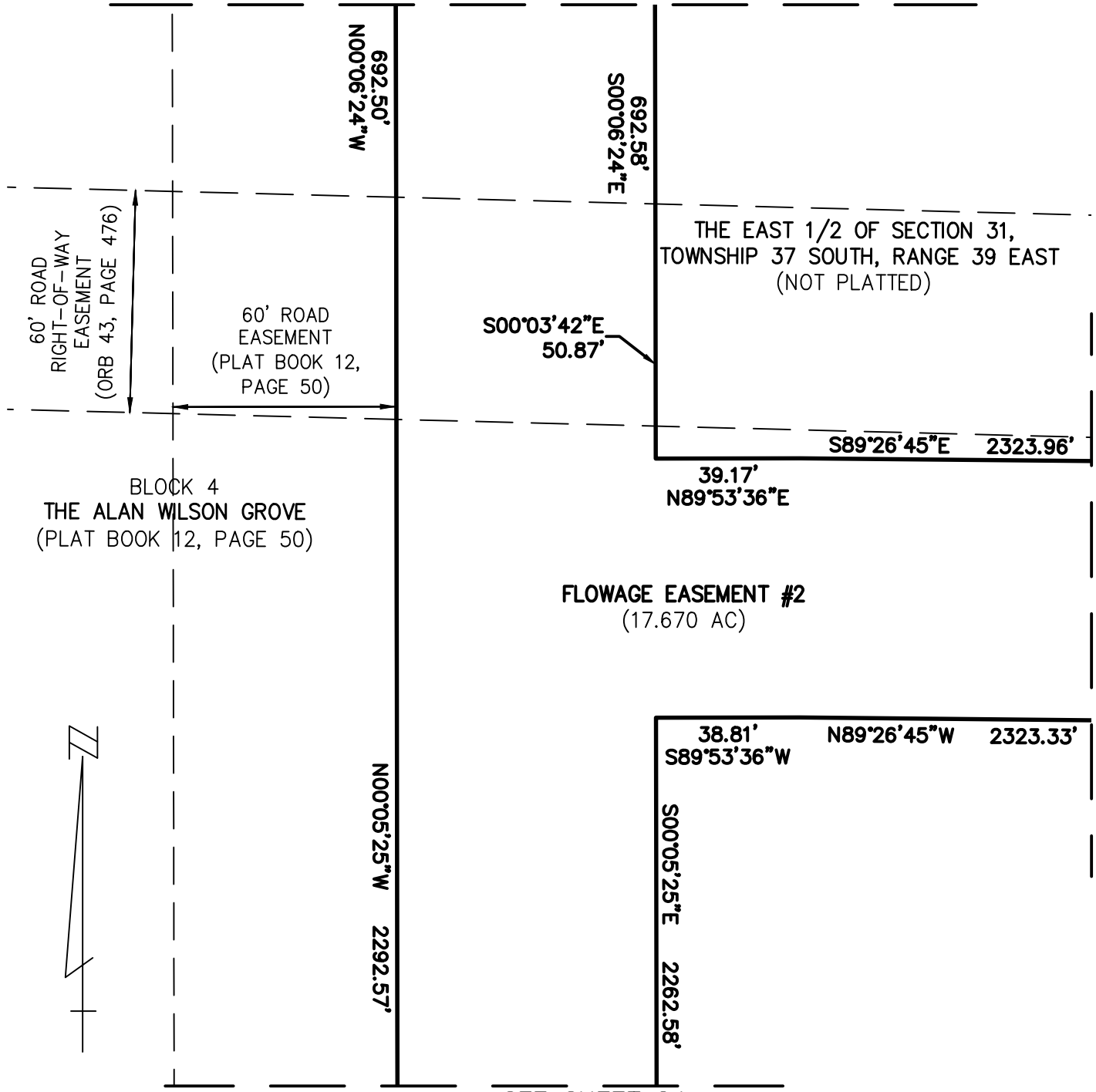
CAULFIELD & WHEELER, INC.

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 7900 GLADES ROAD - SUITE 100
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 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

**FLOWAGE EASEMENT #2
 SKETCH OF LEGAL DESCRIPTION**

SEE SHEET 16

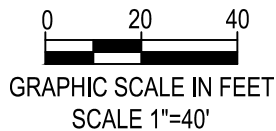


SEE SHEET 18



LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



SHEET 17 OF 39



CAULFIELD & WHEELER, INC.

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**FLOWAGE EASEMENT #2
 SKETCH OF LEGAL DESCRIPTION**

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

THE EAST 1/2 OF SECTION 31 ,
TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT PLATTED)

EAST 200' OF THE EAST 1/2
OF SECTION 31
FPL TRACT
(ORB 760, PG 2258)

EAST LINE OF
SECTION 31
30' ROAD EASEMENT
(PLAT BOOK 12,
PAGE 50)

SEE SHEET 17

SEE SHEET 19

S89°26'45"E
2323.96'

S89°04'44"E
120.02'

N88°35'43"E
159.99'

60' ROAD
RIGHT-OF-WAY
EASEMENT
(ORB 43, PAGE 476)

FLOWAGE EASEMENT #2
(17.670 AC)

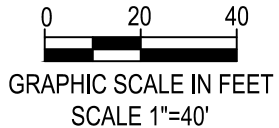
2323.33'
N89°26'45"W

121.21'
N89°04'44"W

161.81'
S88°35'43"W

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



SHEET 18 OF 39



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	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

**FLOWAGE EASEMENT #2
SKETCH OF LEGAL DESCRIPTION**

BLOCK 6 TRACT 2
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)

N88°35'43"E
 159.99'

N87°56'04"E 1544.06'

SEE SHEET 18

SEE SHEET 20

50' ROAD
 EASEMENT
 (PB 12, PG 50)

TRACT LINE

FLOWAGE EASEMENT #2
 (17.670 AC)

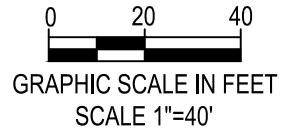
S87°56'04"W 1544.40'

S88°35'43"W
 161.81'

BLOCK 6 TRACT 4
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



SHEET 19 OF 39



CAULFIELD & WHEELER, INC.

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DATE 08/18/2023

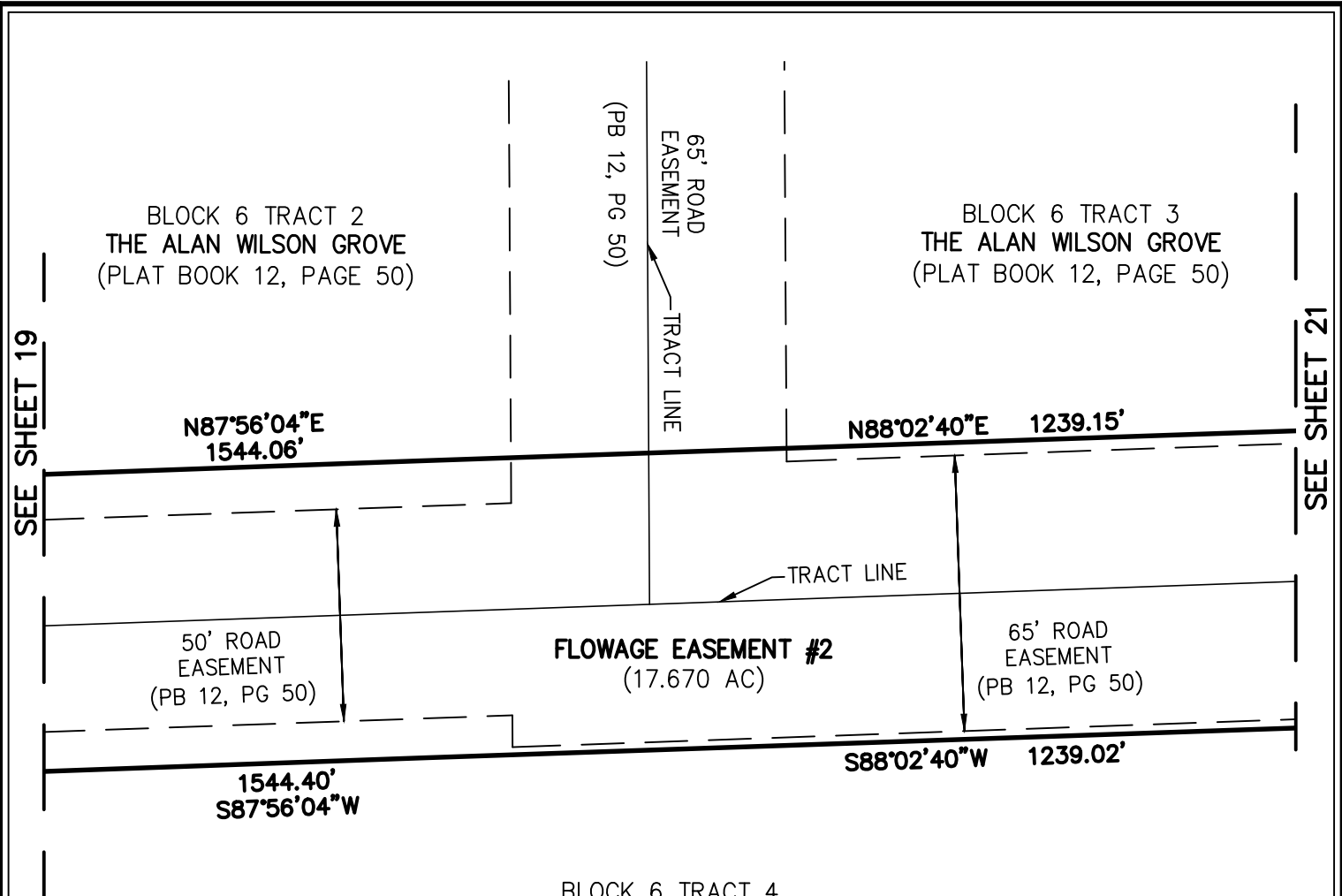
DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #2
 SKETCH OF LEGAL DESCRIPTION**

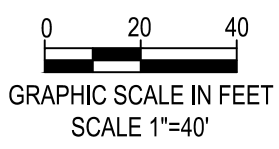


SEE SHEET 19


SEE SHEET 21

LEGEND

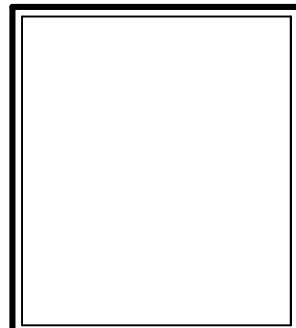
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



SHEET 20 OF 39

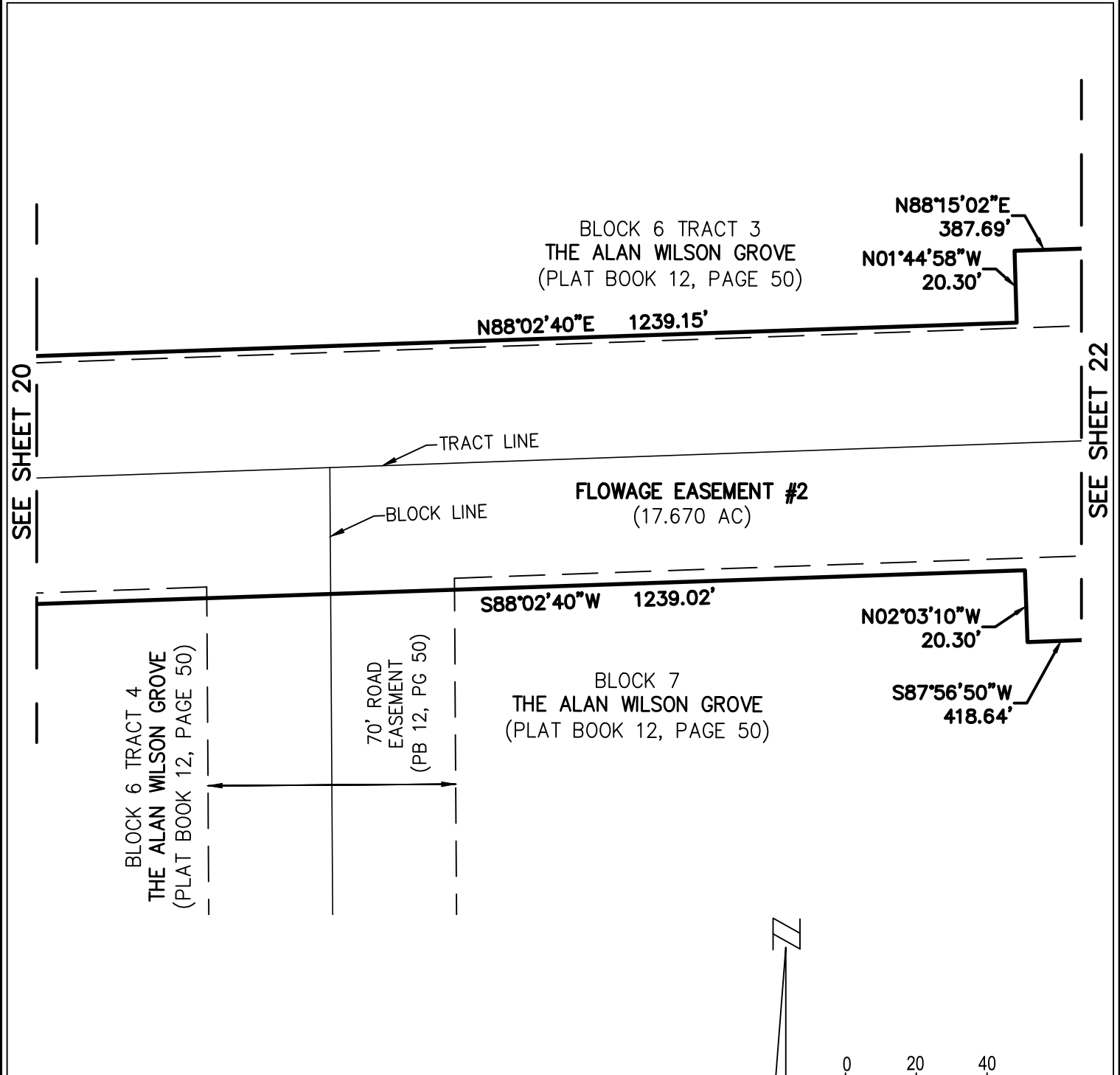


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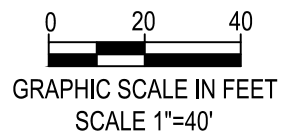
DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

FLOWAGE EASEMENT #2
SKETCH OF LEGAL DESCRIPTION



LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



SHEET 21 OF 39



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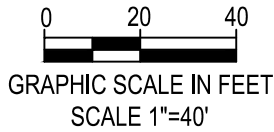
DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #2
 SKETCH OF LEGAL DESCRIPTION**



BLOCK 6 TRACT 3
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

N00°23'18"W 527.95'

60' ROAD EASEMENT
(PB 12, PG 50)

S00°41'01"E 551.86'

BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

BLOCK LINE

N88°15'02"E 387.69'

FLOWAGE EASEMENT #2
(17.670 AC)

R=76.66'
Δ=88°32'59"
L=118.48'

65' ROAD EASEMENT
(PB 12, PG 50)

BLOCK LINE

50' ROAD EASEMENT
(PB 12, PG 50)

BLOCK LINE

S87°56'50"W 418.64'

BLOCK 7
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

LEGEND

ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
R/W - RIGHT-OF-WAY
UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING
CD - CHORD DISTANCE
L - ARC LENGTH
R - RADIUS



CAULFIELD & WHEELER, INC.

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DATE 08/18/2023

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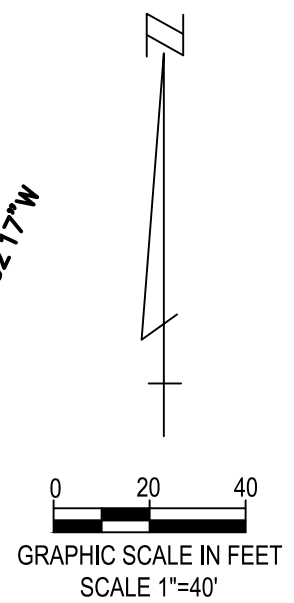
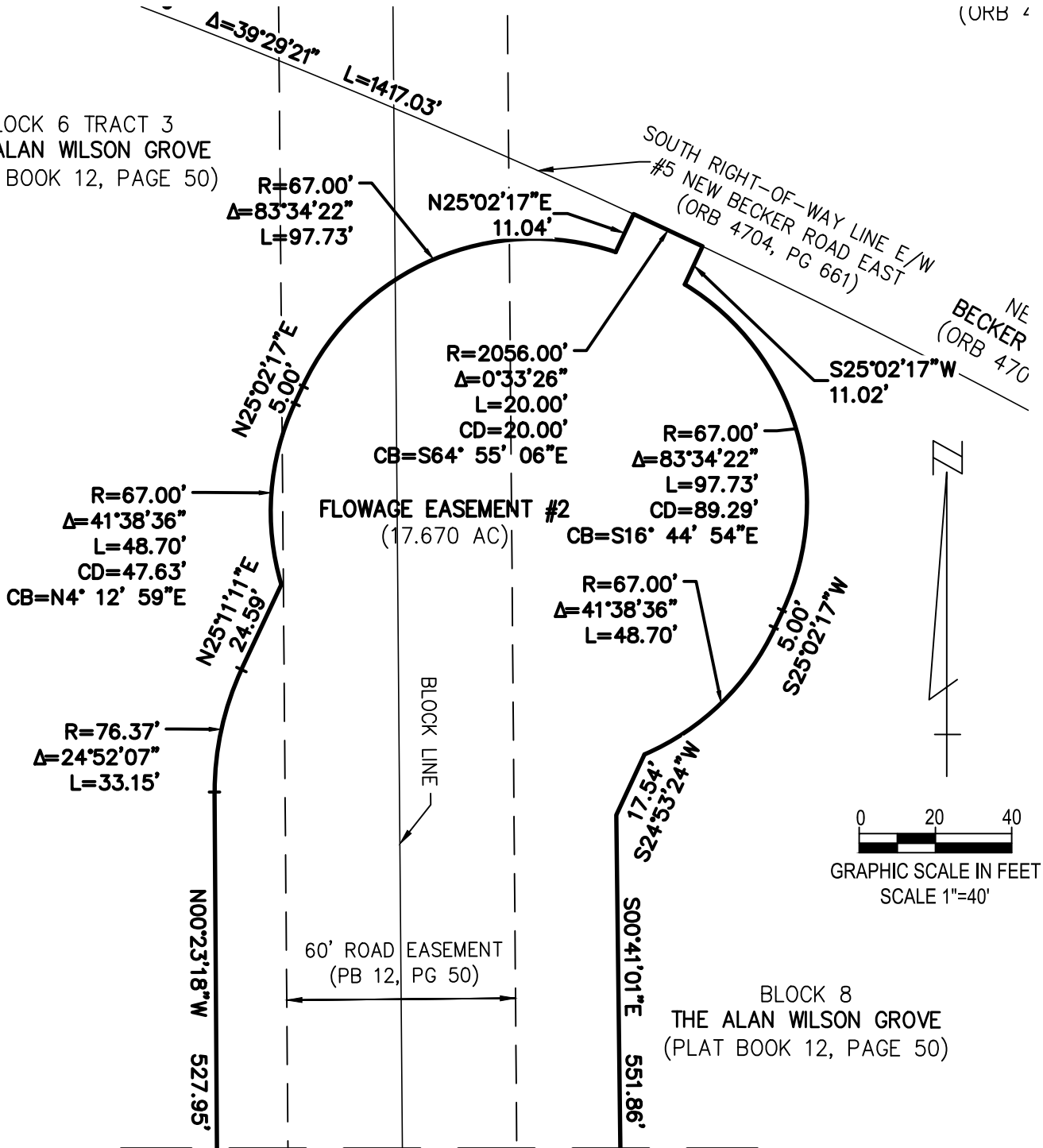
F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #2
SKETCH OF LEGAL DESCRIPTION**

BLOCK 6 TRACT 3
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)



SEE SHEET 22

LEGEND

ORB - OFFICIAL RECORDS BOOK
 PB - PLAT BOOK
 PG - PAGE
 R/W - RIGHT-OF-WAY
 UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
 AC - ACRES
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 L - ARC LENGTH
 R - RADIUS

SHEET 23 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
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DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #2
SKETCH OF LEGAL DESCRIPTION**

SEE SHEET 17

BLOCK 4
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

60' ROAD
EASEMENT
(PLAT BOOK 12,
PAGE 50)

EAST LINE OF
BLOCK 4

SOUTH LINE OF
BLOCK 4

N00°05'25"W 2292.57'

FLOWAGE EASEMENT #2
(17.670 AC)

S00°05'25"E 2262.58'

70.00'
S89°54'35"W

NORTH LINE OF
C23 CANAL R/W

THE EAST 1/2 OF SECTION 31,
TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT PLATTED)



LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT



GRAPHIC SCALE IN FEET
SCALE 1"=40'

SHEET 24 OF 39



CAULFIELD & WHEELER, INC.

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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #2
SKETCH OF LEGAL DESCRIPTION**

BLOCK 6 TRACT 2
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

THE EAST 1/2 OF SECTION 31,
TOWNSHIP 37 SOUTH, RANGE 39 EAST
(NOT PLATTED)
AREA TO BE OBTAINED FROM FPL
FOR FUTURE RIGHT-OF-WAY

SEE SHEET 26

R=57.00'
Δ=11°32'52"
L=11.49'
CD=11.47'
CB=N30° 28' 42"E

R=46.08'
Δ=87°38'53"
L=70.49'

FLOWAGE EASEMENT #3
(22.879 AC)

R=57.00'
Δ=4°52'31"
L=4.85'
CD=4.85'
CB=S2° 18' 32"E

R=57.00'
Δ=82°26'21"
L=82.01'

R=57.00'
Δ=57°06'33"
L=56.81'
CD=54.49'
CB=N53° 45' 22"W

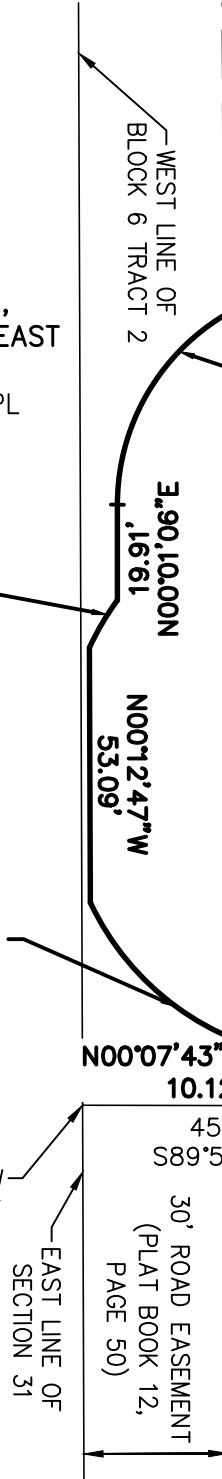
BLOCK 6 TRACT 2
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

POINT OF COMMENCEMENT
NORTHWEST CORNER OF NEW
E/W #5 BECKER ROAD EAST

POINT OF BEGINNING

NORTH RIGHT-OF-WAY LINE E/W
#5 NEW BECKER ROAD EAST
(ORB 4704, PG 661)

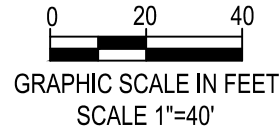
NEW E/W #5
BECKER ROAD EAST
(ORB 4704, PG 661)



LEGEND

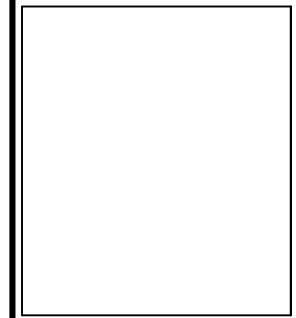
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- R - RADIUS



SHEET 25 OF 39

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



DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

**FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION**

BLOCK 6 TRACT 3
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)

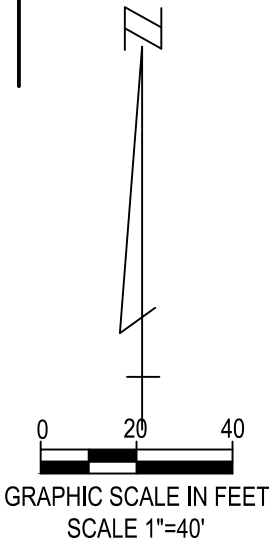
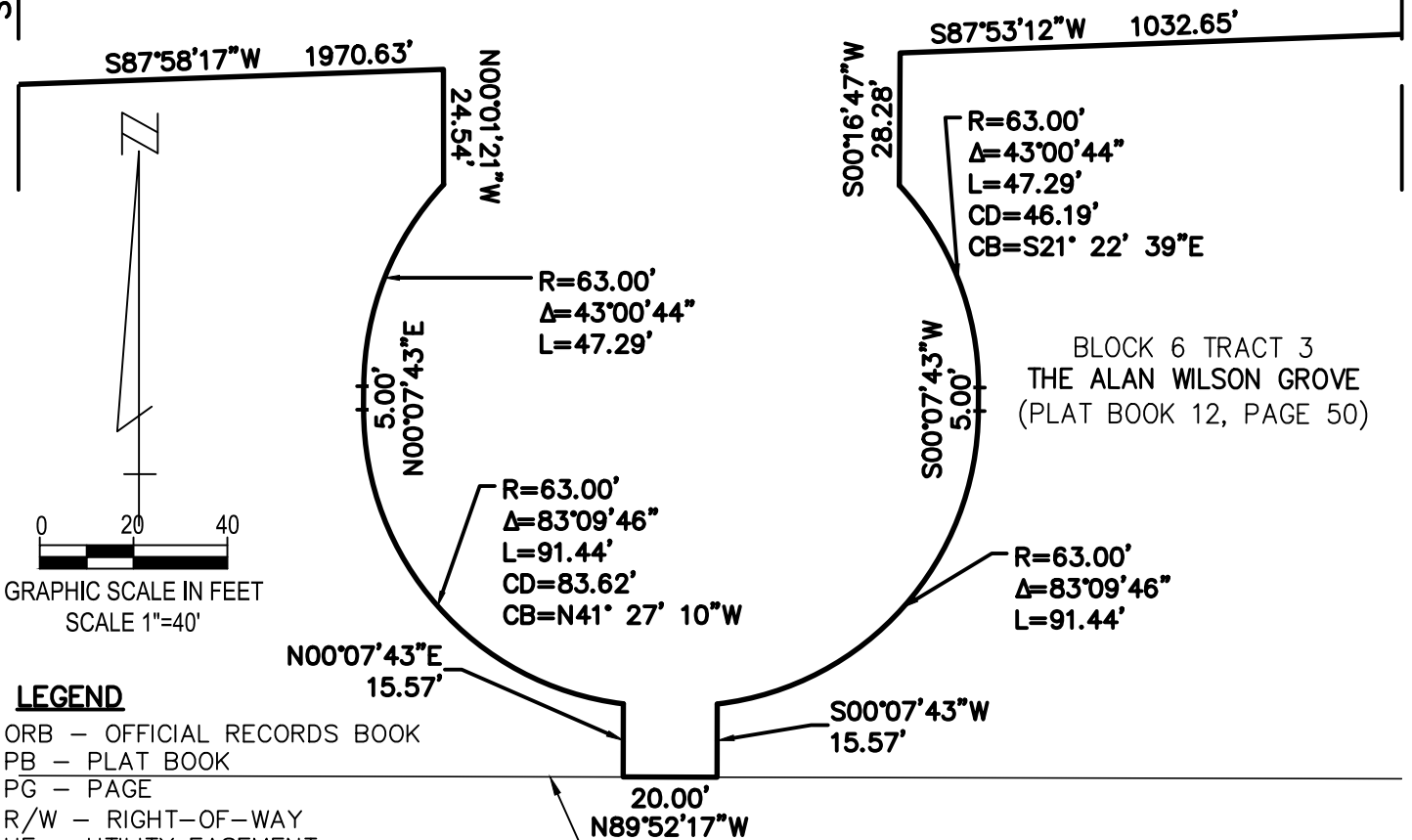
N87°39'59"E 2081.30'

N87°46'53"E 1086.36'

FLOWAGE EASEMENT #3
 (22.879 AC)

SEE SHEET 25

SEE SHEET 27



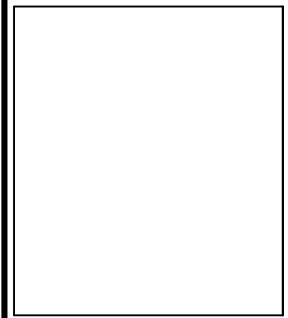
- LEGEND**
- ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - R/W - RIGHT-OF-WAY
 - UE - UTILITY EASEMENT
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - L - ARC LENGTH
 - R - RADIUS

NORTH RIGHT-OF-WAY LINE E/W
 #5 NEW BECKER ROAD EAST
 (ORB 4704, PG 661)

NEW E/W #5
 BECKER ROAD EAST
 (ORB 4704, PG 661)

SHEET 26 OF 39

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



DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

FLOWAGE EASEMENT #3
 SKETCH OF LEGAL DESCRIPTION



LEGEND

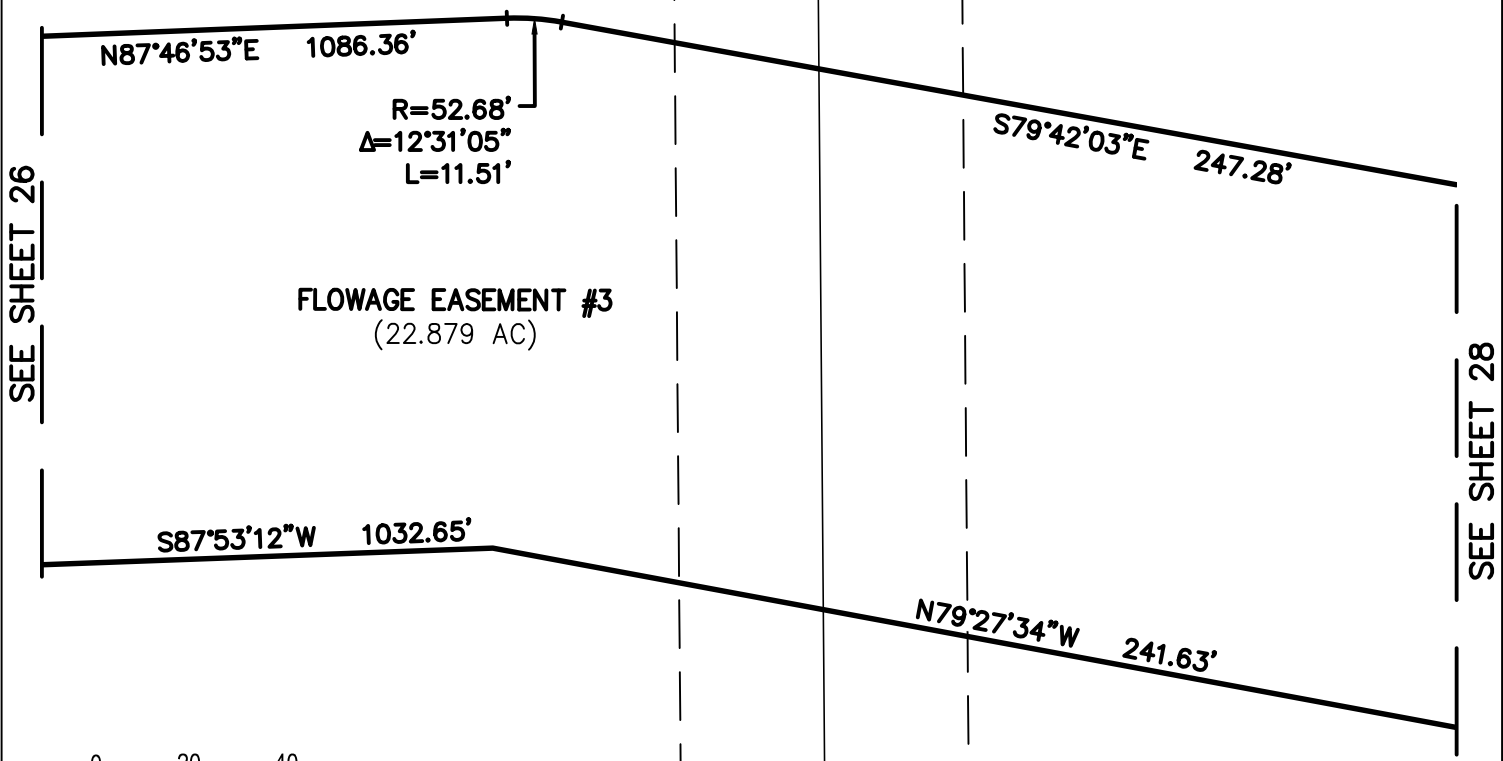
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT

BLOCK 6 TRACT 3
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)

BLOCK 8
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)

(PLAT BOOK 12,
 PAGE 50)
 60' ROAD
 EASEMENT

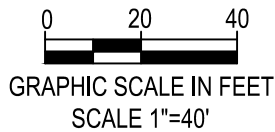
EAST LINE OF
 BLOCK 6 TRACT 3
 WEST LINE OF
 BLOCK 8



FLOWAGE EASEMENT #3
 (22.879 AC)

SEE SHEET 26

SEE SHEET 28



SHEET 27 OF 39



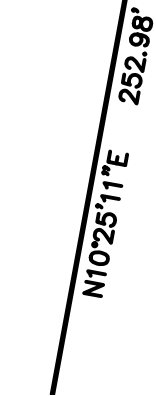
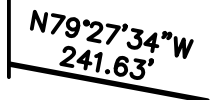
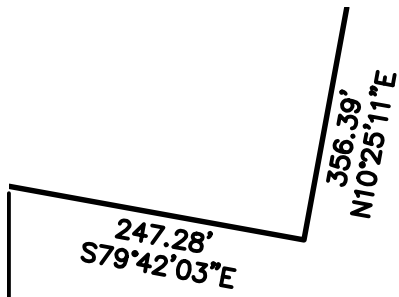
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

SEE SHEET 27

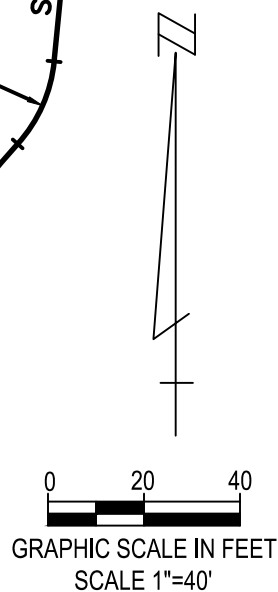


FLOWAGE EASEMENT #3
(22.879 AC)

R=30.00'
Δ=36°27'10\"/>

R=200.00'
Δ=252°54'19\"/>

L=882.87'



BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- R - RADIUS

SEE SHEET 32

SHEET 28 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

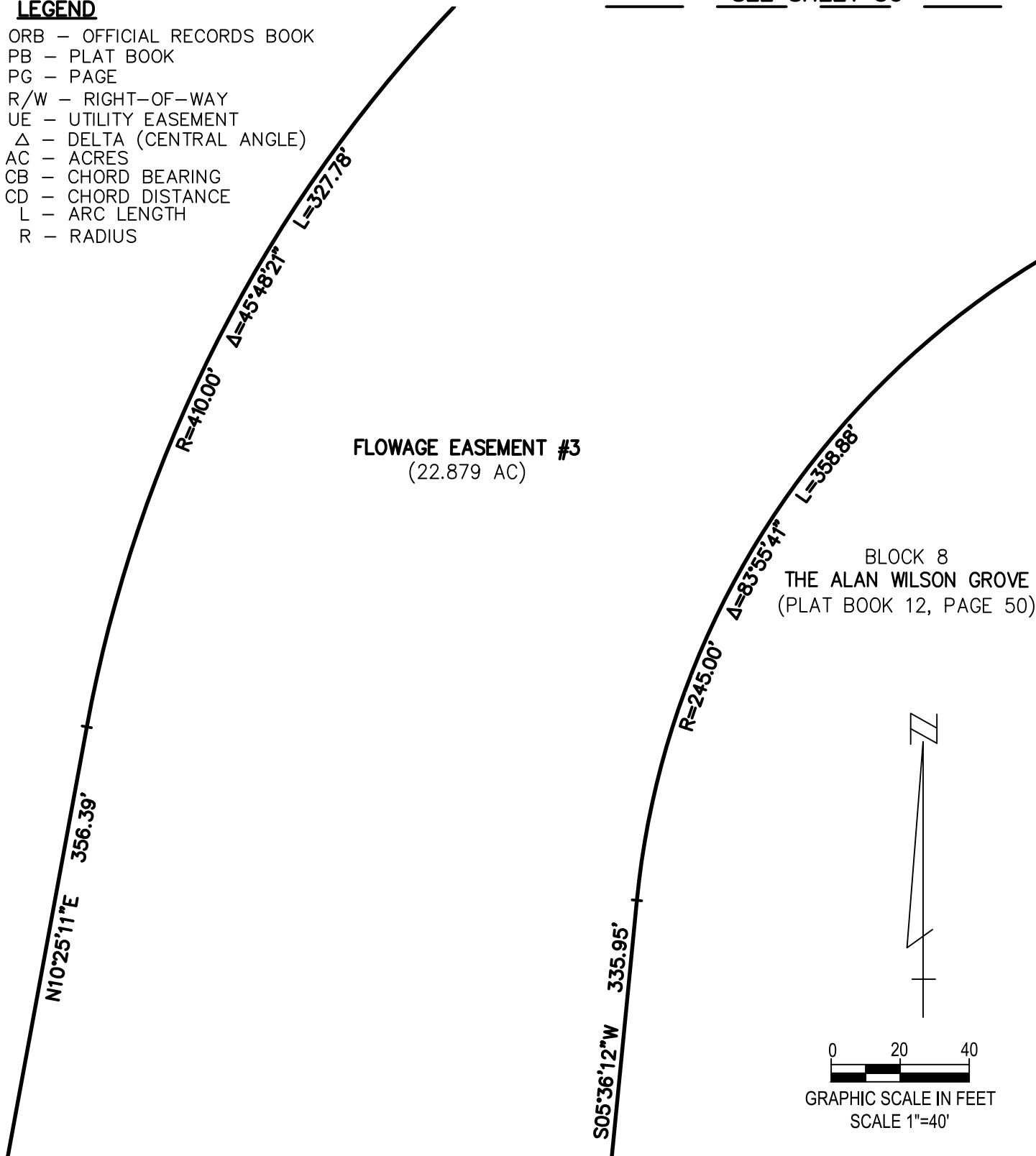
DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

LEGEND

- ORB – OFFICIAL RECORDS BOOK
- PB – PLAT BOOK
- PG – PAGE
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- L – ARC LENGTH
- R – RADIUS

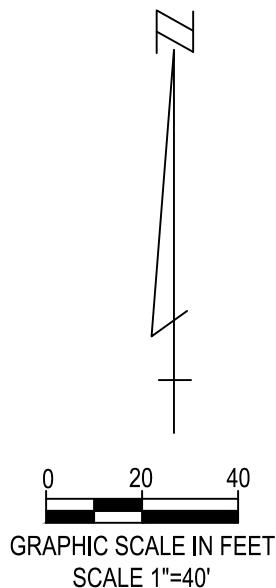
SEE SHEET 30

SEE SHEET 30



FLOWAGE EASEMENT #3
(22.879 AC)

BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)



SEE SHEET 28

SHEET 29 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991 / FAX (561)–750–1452

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

DATE 08/18/2023

DRAWN BY RLF

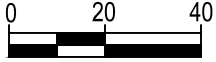
F.B./ PG. N/A

SCALE 1"=40'

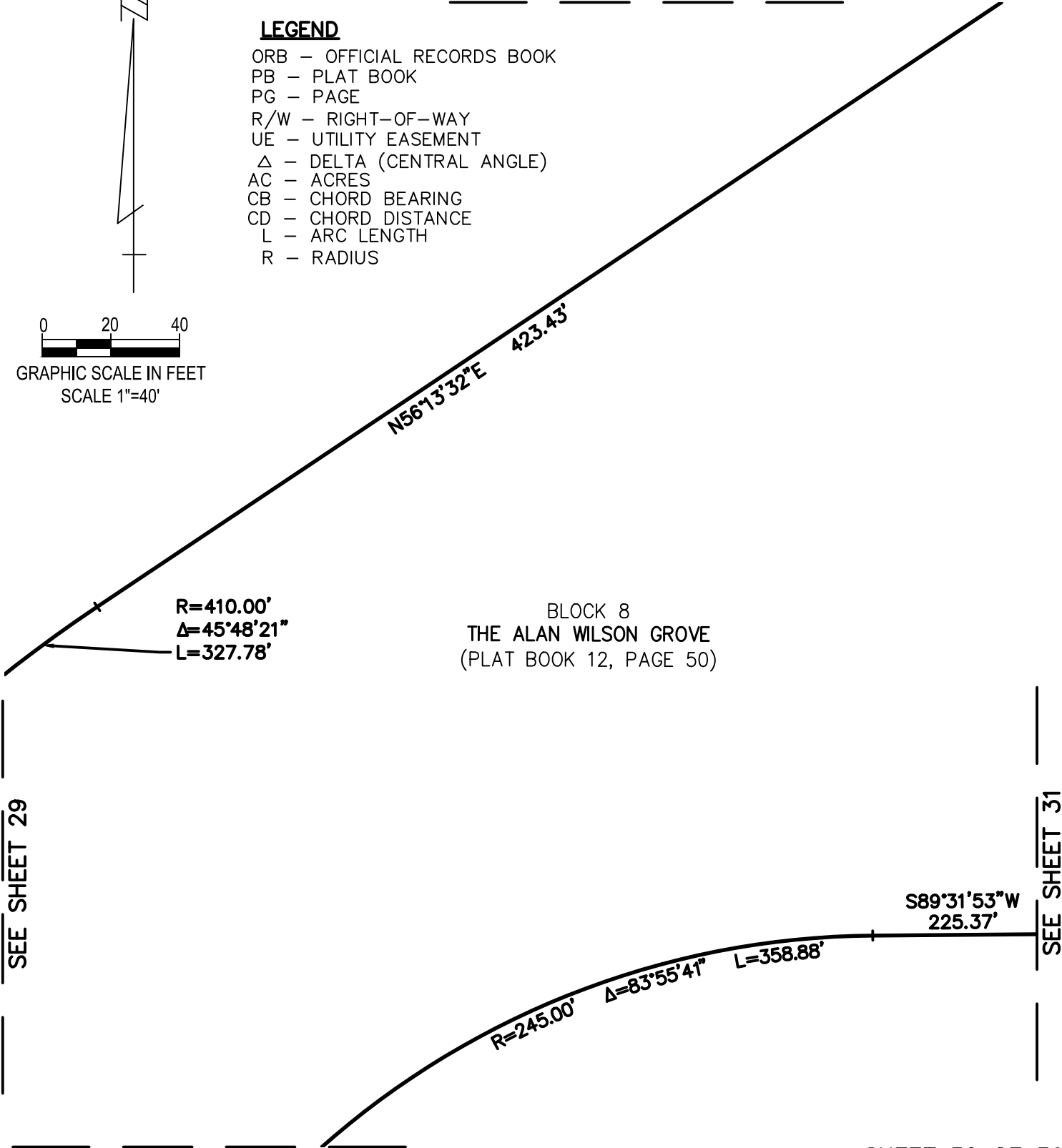
JOB NO. 4371

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- R - RADIUS



GRAPHIC SCALE IN FEET
SCALE 1"=40'



BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

SEE SHEET 29

SEE SHEET 31

SEE SHEET 29

SHEET 30 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 08/18/2023

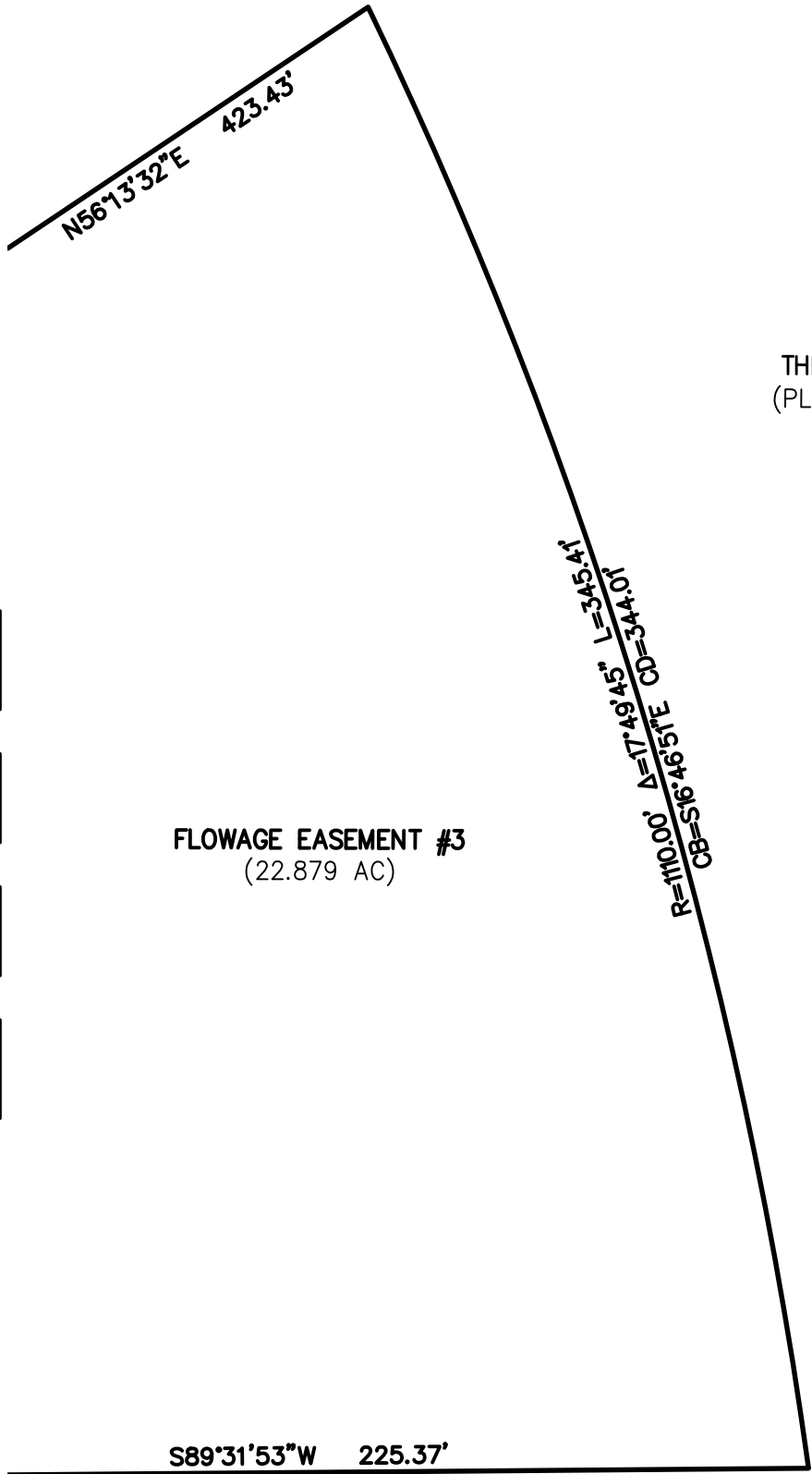
DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

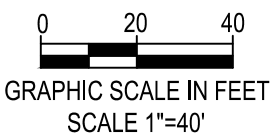
**FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION**



SEE SHEET 30

FLOWAGE EASEMENT #3
(22.879 AC)

BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)



LEGEND

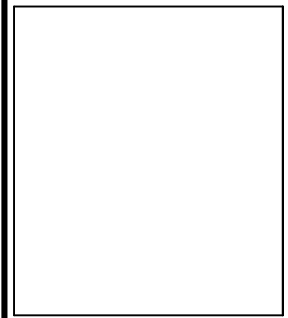
- ORB – OFFICIAL RECORDS BOOK
- PB – PLAT BOOK
- PG – PAGE
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- L – ARC LENGTH
- R – RADIUS

S89°31'53"W 225.37'

SHEET 31 OF 39

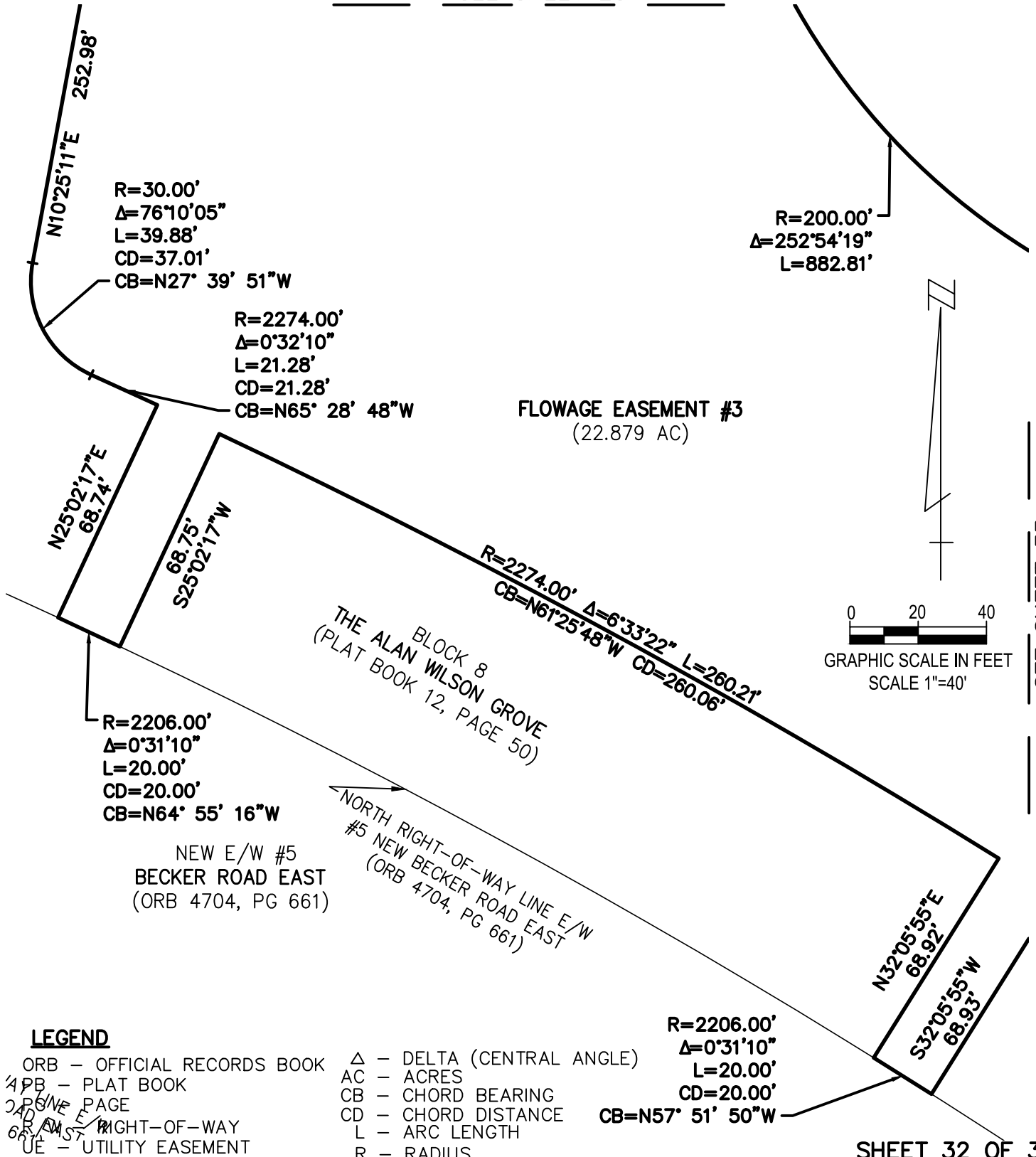


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BOCA RATON, FLORIDA 33434
PHONE (561)–392–1991 / FAX (561)–750–1452

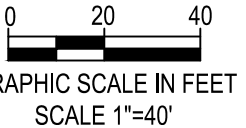


DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

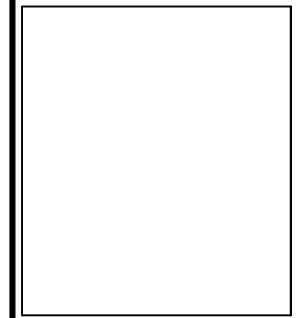


SEE SHEET 33



SHEET 32 OF 39

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



DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

LEGEND

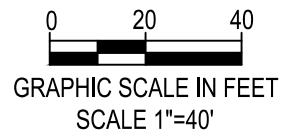
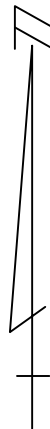
ORB - OFFICIAL RECORDS BOOK
 PB - PLAT BOOK
 PG - PAGE
 R/W - RIGHT-OF-WAY
 UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
 AC - ACRES
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 L - ARC LENGTH
 R - RADIUS

BLOCK 8
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)

R=200.00' Δ=252°54'19" L=882.81'

FLOWAGE EASEMENT #3
 (22.879 AC)



SEE SHEET 32

SEE SHEET 34

S32°05'55"W R=2274.00'
 68.93' Δ=1°12'23"
 L=47.88'

R=220.00' Δ=102°43'51" L=394.46'

SHEET 33 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

SEE SHEET 35

R=200.00'
Δ=252°54'19"
L=882.81'

FLOWAGE EASEMENT #3
(22.879 AC)

R=192.00'
Δ=29°45'11"
L=99.70'

R=308.36'
Δ=17°49'02"
L=95.89'

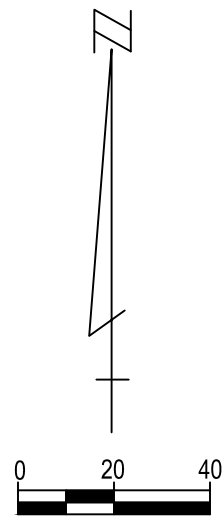
BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

R=862.00'
Δ=3°21'57"
L=50.64'

R=220.00' Δ=102°43'51" L=394.46'

SEE SHEET 33

SEE SHEET 33



GRAPHIC SCALE IN FEET
SCALE 1"=40'

LEGEND

- ORB – OFFICIAL RECORDS BOOK
- PB – PLAT BOOK
- PG – PAGE
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
- Δ – DELTA (CENTRAL ANGLE)
- AC – ACRES
- CB – CHORD BEARING
- CD – CHORD DISTANCE
- L – ARC LENGTH
- R – RADIUS

SHEET 34 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION**

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

SEE SHEET 36

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- R - RADIUS

N05°36'12"E 277.50'

R=30.00'
Δ=36°27'10"
L=19.09'

FLOWAGE EASEMENT #3
(22.879 AC)

R=200.00'
Δ=252°54'19"
L=882.81'

R=902.00'
Δ=2°19'07"
L=36.50'

S00°28'12"E 333.73'

N90°00'00"E 124.07'

R=902.00'
Δ=1°59'48"
L=31.43'
CD=31.43'
CB=S4° 07' 07"W

N90°00'00"W 120.68'

R=192.00'
Δ=29°45'11"
L=99.70'

BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)



GRAPHIC SCALE IN FEET
SCALE 1"=40'

SEE SHEET 37

SEE SHEET 34

SHEET 35 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

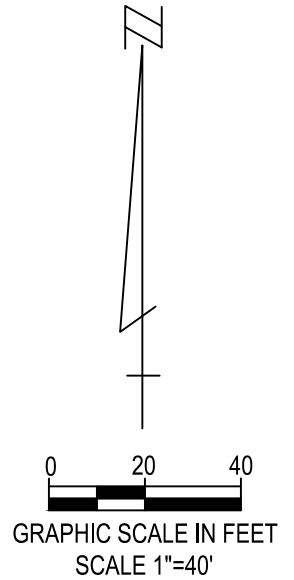
SCALE 1"=40'

JOB NO. 4371

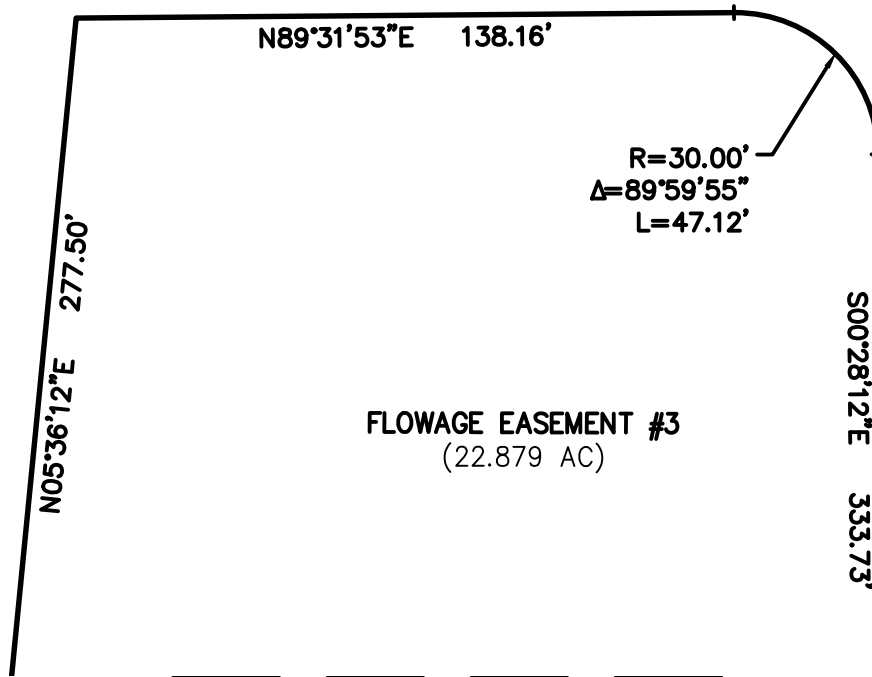
LEGEND

ORB - OFFICIAL RECORDS BOOK
 PB - PLAT BOOK
 PG - PAGE
 R/W - RIGHT-OF-WAY
 UE - UTILITY EASEMENT

Δ - DELTA (CENTRAL ANGLE)
 AC - ACRES
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 L - ARC LENGTH
 R - RADIUS



BLOCK 8
 THE ALAN WILSON GROVE
 (PLAT BOOK 12, PAGE 50)



SEE SHEET 35

SHEET 36 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 08/18/2023

DRAWN BY RLF

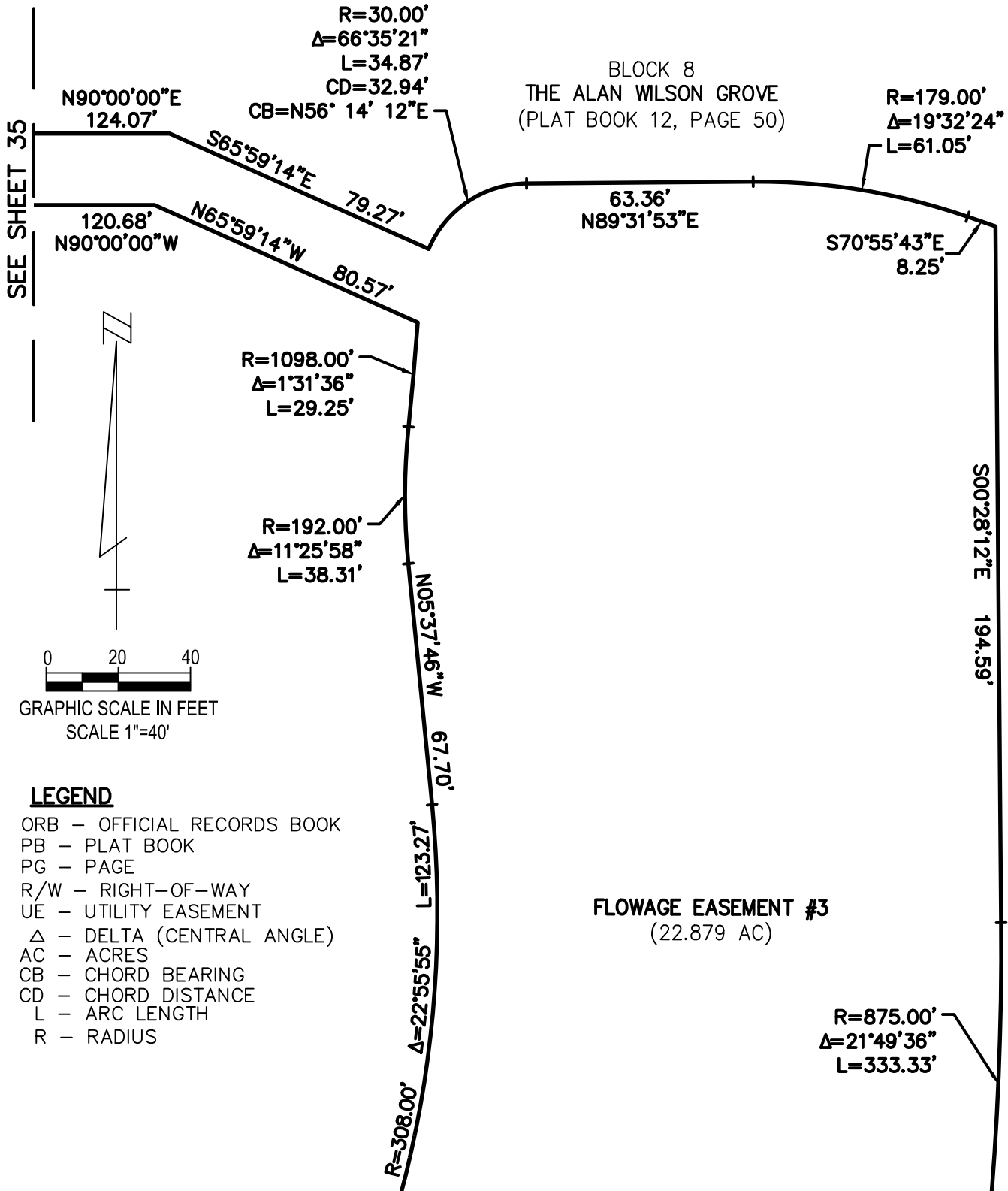
F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

**FLOWAGE EASEMENT #3
 SKETCH OF LEGAL DESCRIPTION**

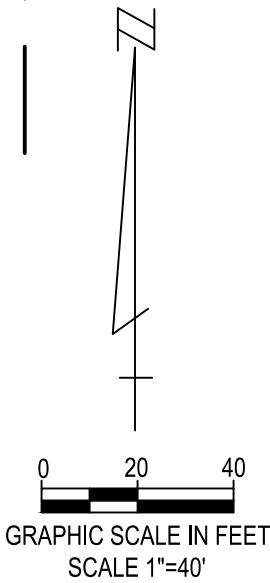
BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)



SEE SHEET 35

SEE SHEET 38

SHEET 37 OF 39



LEGEND

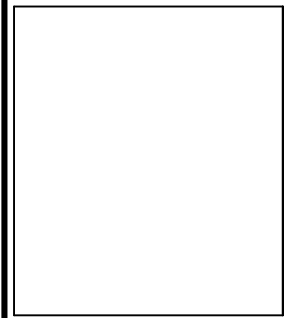
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- R - RADIUS

FLOWAGE EASEMENT #3
(22.879 AC)

R=875.00'
Δ=21°49'36"
L=333.33'

CAULFIELD & WHEELER, INC.
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION



DATE	08/18/2023
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	1"=40'
JOB NO.	4371

SEE SHEET 37

BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGE 50)

R=308.00'
Δ=22°55'55"
L=123.27'

R=738.00'
Δ=14°44'29"
L=292.79'

FLOWAGE EASEMENT #3
(22.879 AC)

R=875.00'
Δ=21°49'36"
L=333.33'

S21°21'24"W
185.94'



GRAPHIC SCALE IN FEET
SCALE 1"=40'

LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- R - RADIUS

SEE SHEET 39

SHEET 38 OF 39



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION**

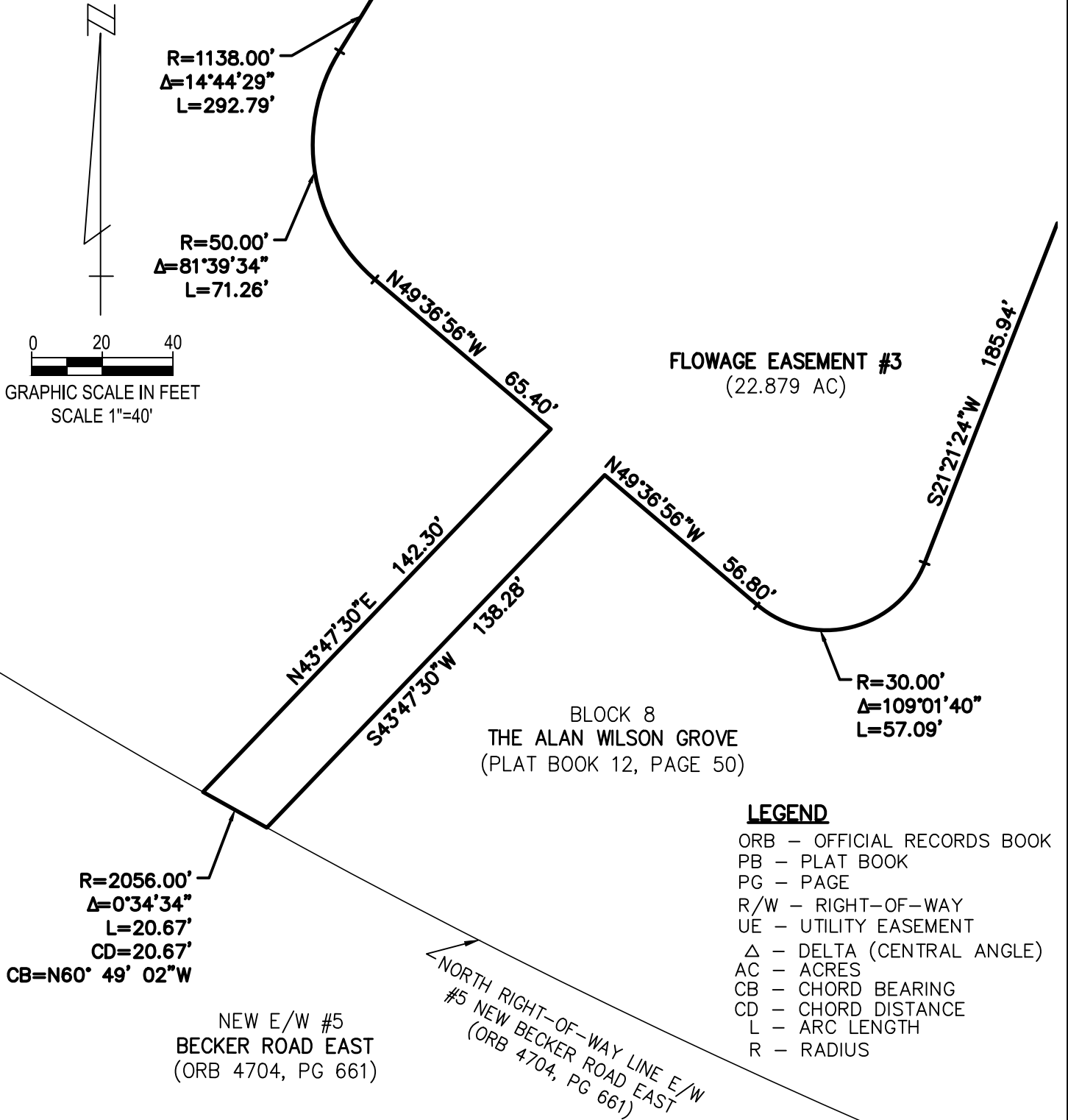
DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371



LEGEND

- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- R - RADIUS



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 08/18/2023

DRAWN BY RLF

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 4371

FLOWAGE EASEMENT #3
SKETCH OF LEGAL DESCRIPTION

This instrument was prepared under the direction of:

City of Port St. Lucie City Attorney's Office

Prepared by and return to:

CITY OF PORT ST. LUCIE

Public Works Department

121 S.W. Port St. Lucie Boulevard

Port St. Lucie, Florida 34984

(Space above this line reserved for recording office use only)

**TEMPORARY BLANKET FLOWAGE EASEMENT
[Becker Road – Riverland/Kennedy DRI]**

THIS EASEMENT, granted this ____ day of _____, 2023, by **RIVERLAND/KENNEDY II, LLC, a Florida limited liability company**, whose mailing address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323, as "Grantor," to the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, as "Grantee."

(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:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a temporary easement for surface water drainage from the Becker Road right of way, on the following property located in St. Lucie County, Florida, to wit (the "**Easement Area**"):

See attached **Exhibit "A"**, sketch and legal description of Easement Area which is incorporated herein by reference. Subject to easements, restrictions, and reservations of record.

Grantor shall maintain the Easement Area at its sole cost and expense. In the event Grantor fails to maintain the Easement Area as required by applicable law, after thirty (30) days' written notice to Grantor, or such shorter period of time as necessary in the event of an emergency, Grantee shall have the right to maintain the Easement Area. This easement, or portions thereof, shall automatically terminate upon recording or dedication of permanent flowage easement(s), providing surface water drainage from Becker Road in favor of the City. A permanent easement must be in a form that Grantee has accepted and approved, and such approval shall not be unreasonably delayed or withheld. Upon request by Grantor, Grantee shall record a termination or partial termination, as applicable, of this easement in the Public Records of St. Lucie County.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. Grantor and Grantee are used for singular or plural, as the context requires. The easement granted herein shall constitute easements running with the land and shall

burden the land described above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

WITNESSES:

Clayton Ratliff

Clayton Ratliff
(Print Name)

Kandida Rinker Jollay

Kandida Rinker Jollay
(Print Name)

RIVERLAND/KENNEDY II, LLC, a
Florida limited liability company

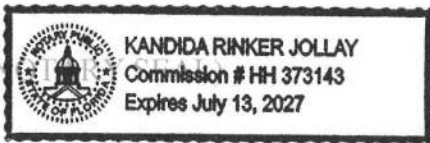
By: [Signature], V.P.

Name: Alan J. Fant

Title: Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2023, by Alan J. Fant, as Vice President of **Riverland/Kennedy II, LLC, a Florida limited liability company**, on behalf of the company, who is personally known to me or has produced _____ as identification.



[Signature]

Notary public

Printed Name: Kandida Rinker Jollay

My commission expires: 7.13.27

Commission No.: HH 373143

*** SIGNATURES CONTINUE ON FOLLOWING PAGE ***

CITY OF PORT ST LUCIE, a Florida
municipal corporation

BY:

Shannon M. Martin, Mayor

ATTEST:

BY: _____
Sally Walsh, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
James D. Stokes, 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 _____, 2023, by **Shannon M. Martin, as
Mayor of the City of Port St. Lucie, a Florida municipal corporation** who is personally
known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary public
Printed Name: _____
My commission expires: _____
Commission No.: _____

Exhibit "A"
Sketch & Legal Description of Easement Area

[See attached eight (8) pages]



SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY, NORTHEAST CORNER OF E/W #5 RIGHT-OF-WAY, 150 FEET IN WIDTH, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 477, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;
 THENCE, ALONG THE NORTH LINE OF SAID EW #5 RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES, SOUTH 45°05'12" WEST, A DISTANCE OF 49.49 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2932.63 FEET; THENCE, NORTH 89°54'31" WEST, A DISTANCE OF 2230.13 FEET; THENCE, ALONG THE EAST LINE OF N/S B RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 497, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) COURSES, NORTH 45°11'21" WEST, A DISTANCE OF 49.27 FEET; THENCE NORTH 00°28'12" WEST, A DISTANCE OF 195.34 FEET; THENCE SOUTH 89°54'39" EAST, A DISTANCE OF 2902.10 FEET; THENCE SOUTH 00°28'13" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 89°55'11" EAST, A DISTANCE OF 2331.66 FEET; THENCE SOUTH 00°05'34" WEST, ALONG THE WEST LINE OF N/S C RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 503, SAID PUBLIC RECORDS, A DISTANCE OF 101.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.576 ACRES, MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, NAD 83, 1990 ADJUSTMENT, THE EASTERLY, NORTH LINE OF SAID E/W #5 RIGHT-OF-WAY HAVING A BEARING OF NORTH 89°55'11" WEST WITH ALL OTHER LINES BEING RELATIVE THERETO.

LEGEND

- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT, OF A FLORIDA SURVEYOR AND MAPPER.

Perry White

Digitally signed by Perry White
 DN: c=US, st=Florida, l=Lake Worth,
 o=Sand & Hills Surveying, Inc., cn=Perry
 White, email=white@sand-hills.com
 Date: 2023.08.22 12:49:42 -04'00'

PERRY C. WHITE
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4213

DATE:
 3/14/23

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.

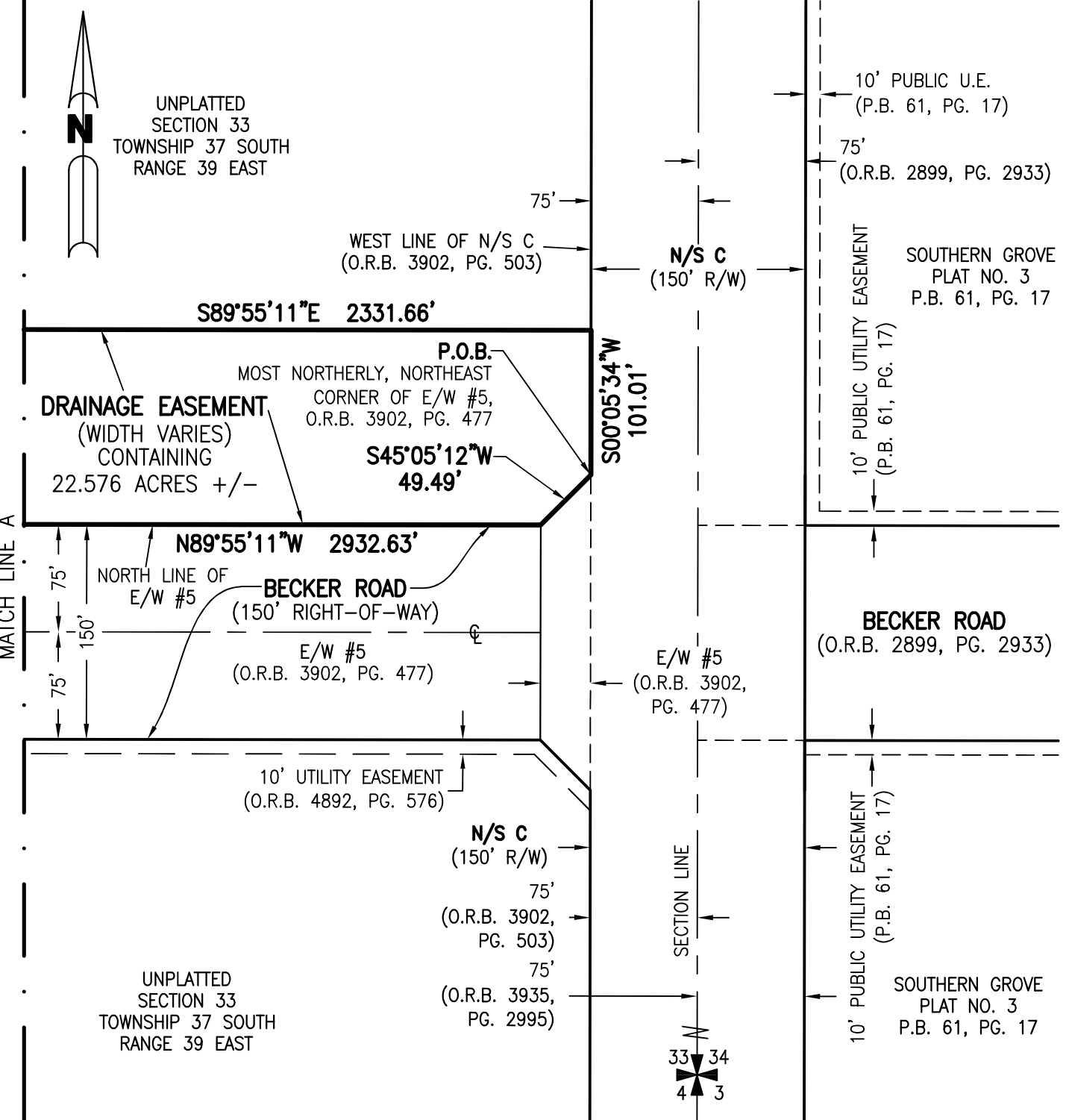
NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION BECKER ROAD E/W #5 R/W DRAINAGE EASEMENT	SCALE:	SHEET 1 OF 5
	REVIEWED: PW	DRAWN: PW
	DATE: 3/14/23	DRAWING No: D0248LG89b

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"



SCALE: 1" = 100'	SHEET 2 OF 5
REVIEWED: PW	DRAWN: BEJ
DATE: 3/14/23	DRAWING No: D0248LG89b

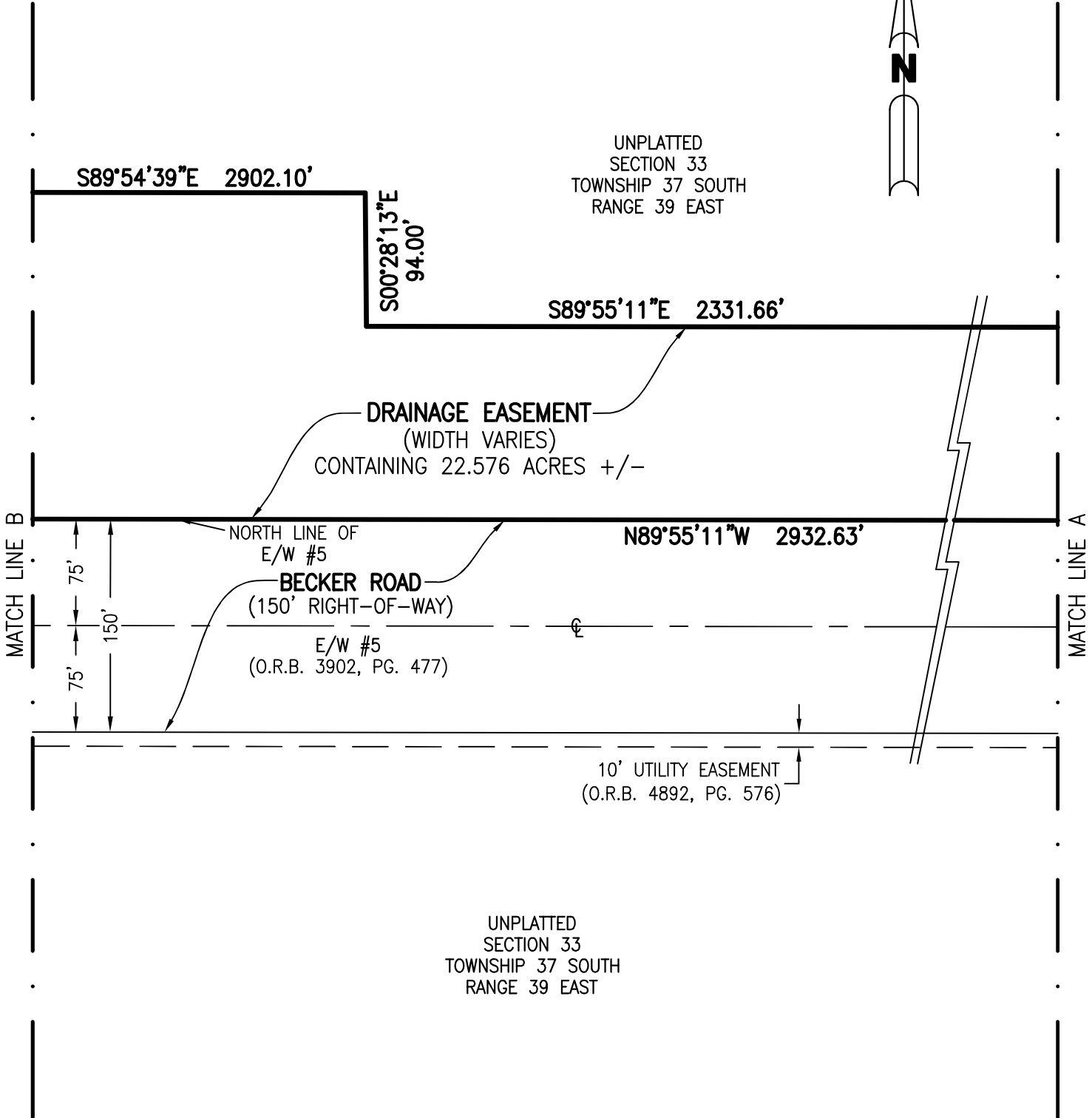
SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

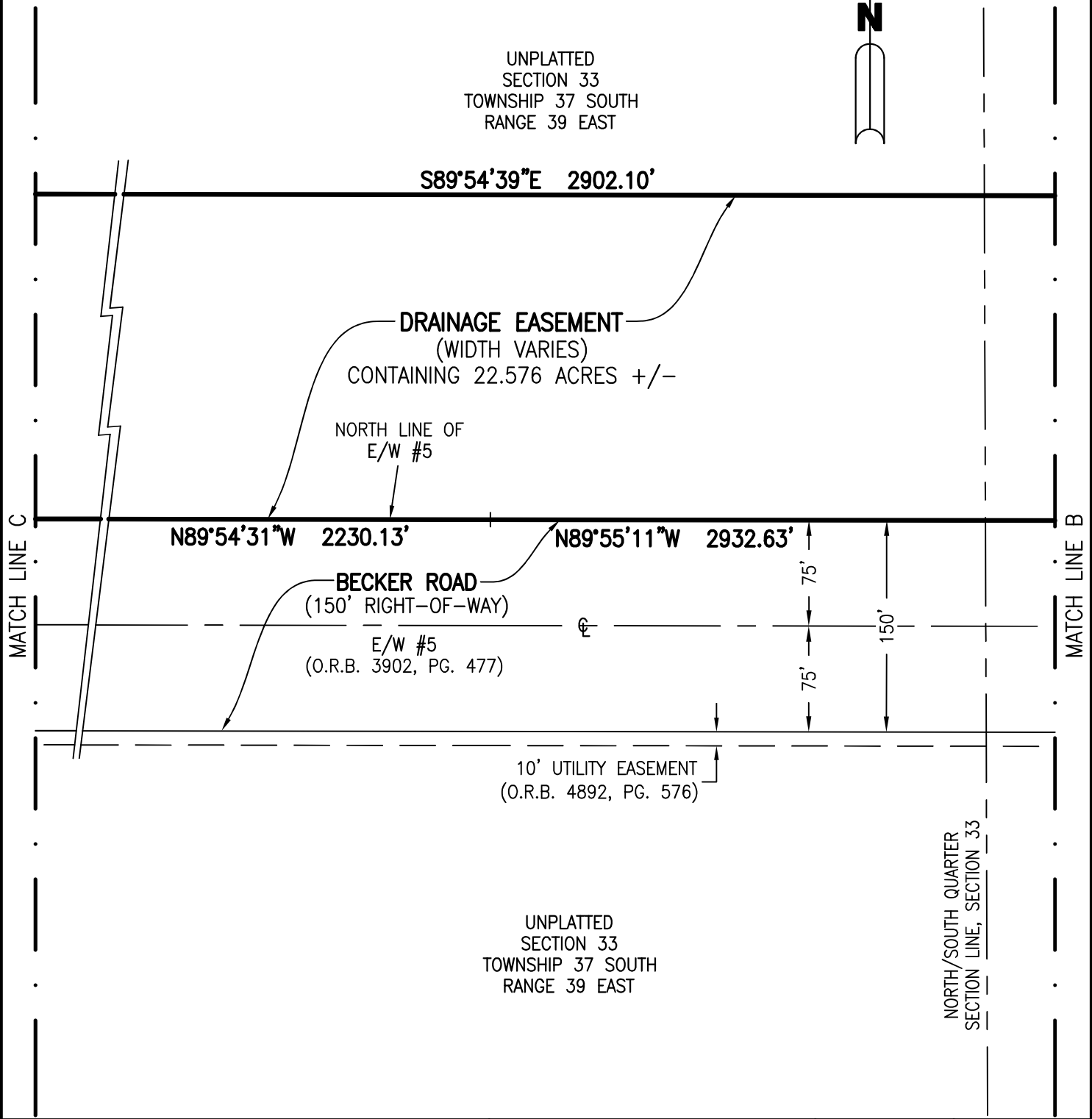


SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!


EXHIBIT "A"

UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

NORTH/SOUTH QUARTER
SECTION LINE, SECTION 33

	SKETCH & DESCRIPTION BECKER ROAD E/W #5 R/W DRAINAGE EASEMENT	SCALE: 1" = 100'	SHEET 4 OF 5
		REVIEWED: PW	DRAWN: BEJ
		DATE: 3/14/23	DRAWING No: D0248LG89b
8461 LAKE WORTH ROAD, SUITE 410		LAKE WORTH, FL 33467	Tel: 561-209-6048
			L.B. NUMBER 7741

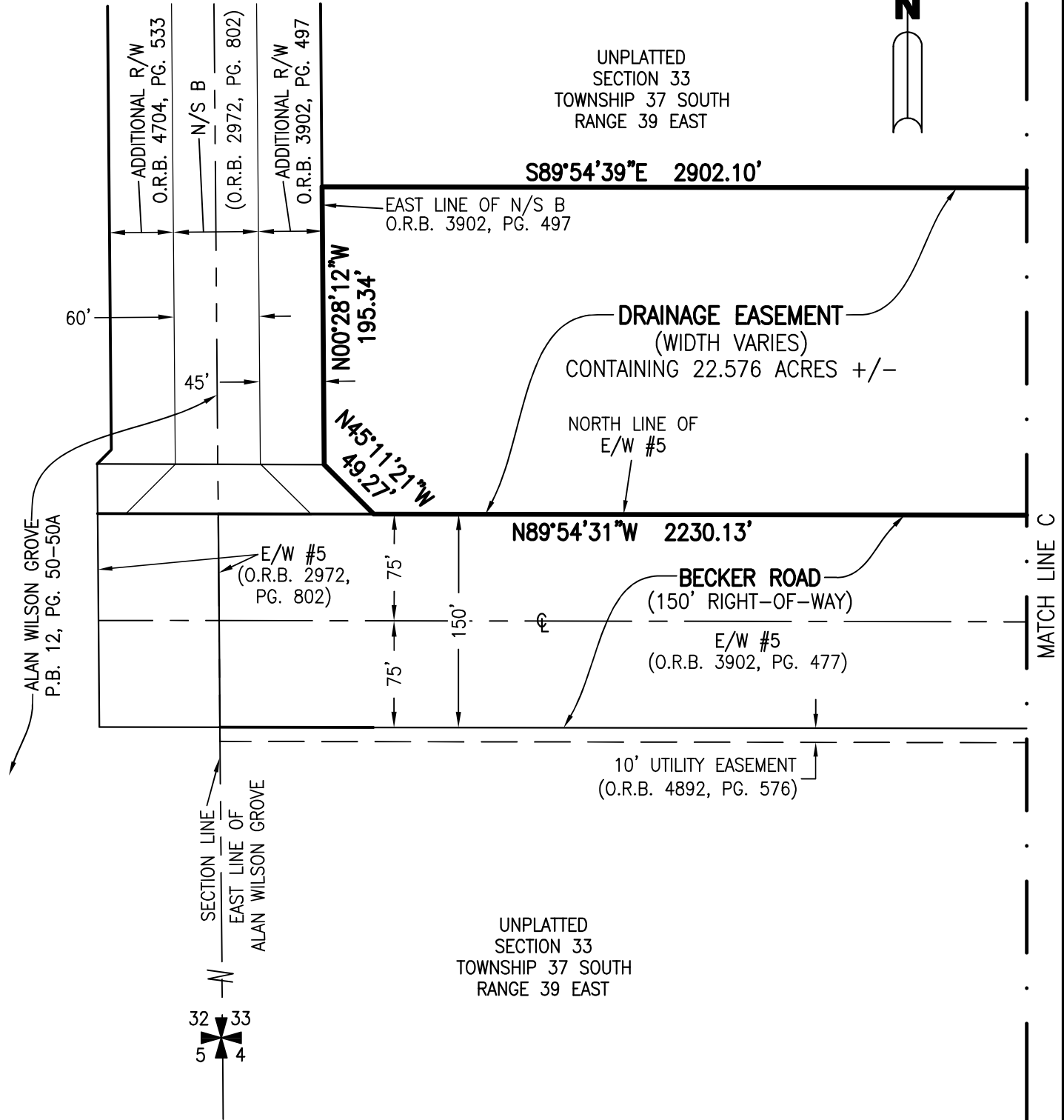
SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST





SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY, NORTHEAST CORNER OF E/W #5 RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 477, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID EW #5 RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES, SOUTH 45°05'12" WEST, A DISTANCE OF 49.49 FEET; THENCE NORTH 89°55'11" WEST, A DISTANCE OF 2319.26 FEET; THENCE SOUTH 00°04'49" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°28'13" EAST, A DISTANCE OF 289.40 FEET; THENCE SOUTH 44°31'47" WEST, A DISTANCE OF 50.46 FEET; THENCE SOUTH 00°21'02" WEST, A DISTANCE OF 884.39 FEET; THENCE NORTH 88°56'48" WEST, A DISTANCE OF 128.80 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 84.11 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 37.31 FEET; THENCE NORTH 00°21'02" EAST, A DISTANCE OF 759.08 FEET; THENCE NORTH 45°28'13" WEST, A DISTANCE OF 104.31 FEET; THENCE NORTH 00°28'13" WEST, A DISTANCE OF 291.34 FEET; THENCE SOUTH 89°55'11" EAST, ALONG THE SOUTH LINE OF SAID E/W #5 RIGHT-OF-WAY, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.437 ACRES, MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, NAD 83, 1990 ADJUSTMENT, THE EASTERLY, NORTH LINE OF SAID E/W #5 RIGHT-OF-WAY HAVING A BEARING OF NORTH 89°55'11" WEST WITH ALL OTHER LINES BEING RELATIVE THERETO.

LEGEND

- L.B. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SKETCH AND DESCRIPTION OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT, OF A FLORIDA SURVEYOR AND MAPPER.

Perry White

Digitally signed by Perry White
 DN: c=US, st=Florida, l=Lake Worth,
 o=Sand & Hills Surveying, Inc., cn=Perry
 White, email=white@sand-hills.com
 Date: 2023.08.22 12:47:33 -04'00'

PERRY C. WHITE
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4213

DATE:
 3/14/23

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, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

SKETCH & DESCRIPTION

BECKER ROAD
 E/W #5 R/W
 DRAINAGE EASEMENT

SCALE:

SHEET 1 OF 3

REVIEWED: PW

DRAWN: PW

DATE:
 3/14/23

DRAWING No:
D0248LG89a

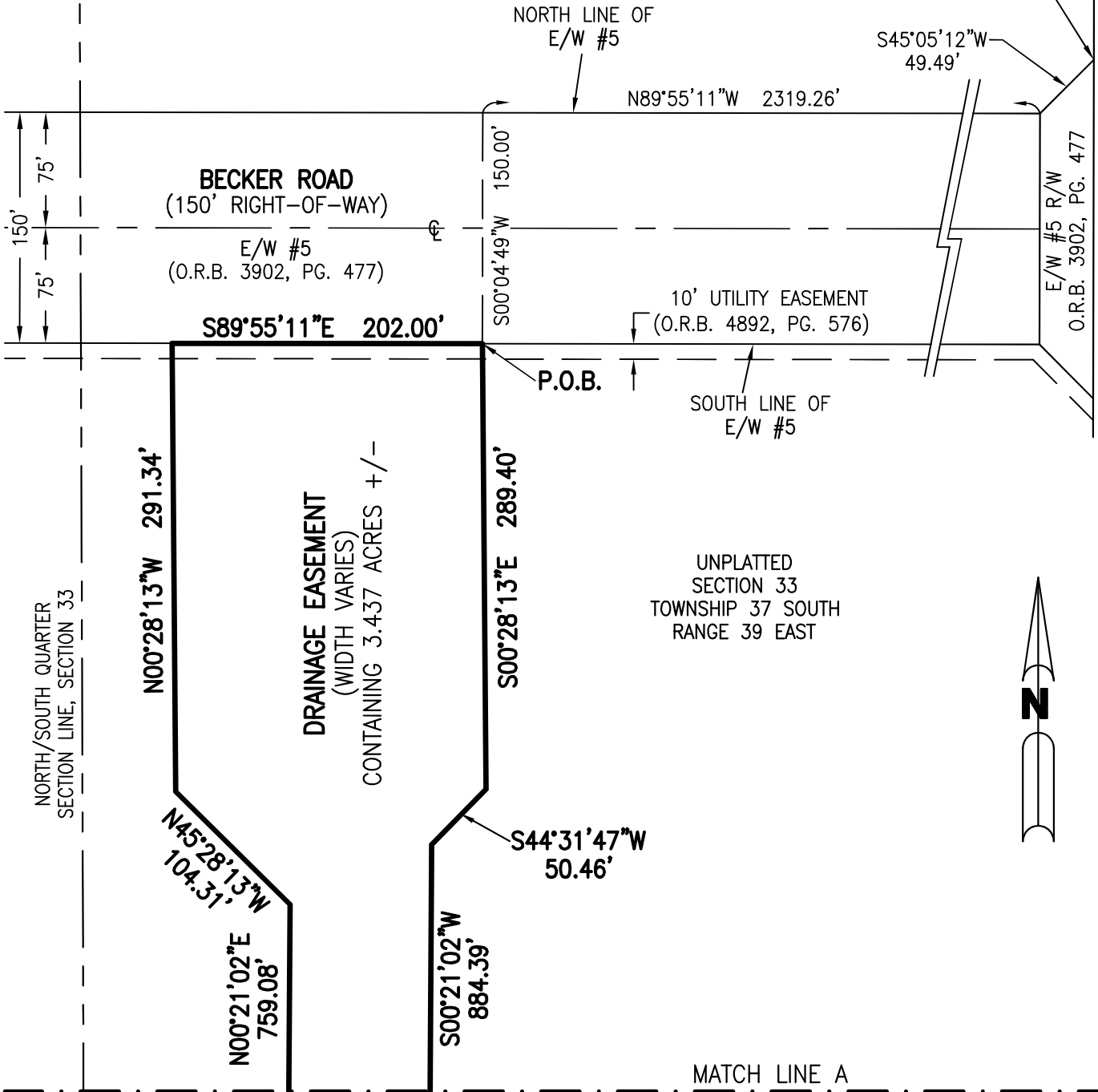
SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"

UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

P.O.C.
MOST NORTHERLY, NORTHEAST
CORNER OF E/W #5,
O.R.B. 3902, PG. 477



NORTH/SOUTH QUARTER
SECTION LINE, SECTION 33

N00°28'13"W 291.34'

DRAINAGE EASEMENT
(WIDTH VARIES)
CONTAINING 3.437 ACRES +/-

N45°28'13"W
104.31'

N00°21'02"E
759.08'

S00°21'02"W
884.39'

S00°28'13"E 289.40'

S44°31'47"W
50.46'

UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST

MATCH LINE A

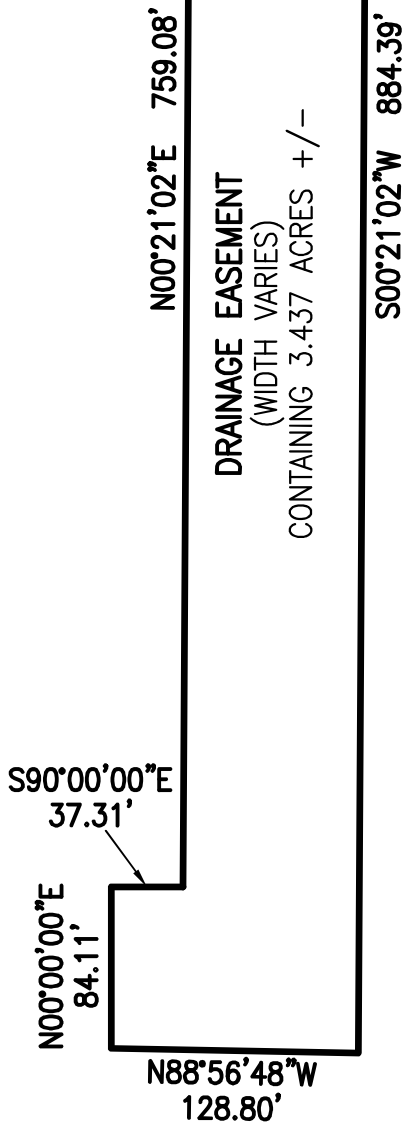
SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY!

EXHIBIT "A"

MATCH LINE A

NORTH/SOUTH QUARTER
SECTION LINE, SECTION 33



UNPLATTED
SECTION 33
TOWNSHIP 37 SOUTH
RANGE 39 EAST



SKETCH & DESCRIPTION

BECKER ROAD
E/W #5 R/W
DRAINAGE EASEMENT

SCALE:
1" = 100'

SHEET 3 OF 3

REVIEWED: PW

DRAWN: BEJ

DATE:
3/14/23

DRAWING No:
D0248LG89a

This instrument was prepared under the direction of:
City of Port St. Lucie City Attorney's Office
Prepared by and return to:
CITY OF PORT ST. LUCIE
Public Works Department
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

(Space above this line reserved for recording office use only)

TEMPORARY BLANKET FLOWAGE EASEMENT
[Becker Road – Southern Grove]

THIS EASEMENT, granted this ____ day of _____, 2023, by **Mattamy Palm Beach LLC, a Delaware limited liability company**, whose mailing address is 2500 Quantum Lakes Drive, Suite 215, Boynton Beach, Florida 33426, as "Grantor," to the **CITY OF PORT ST. LUCIE, a Florida municipal corporation**, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, as "Grantee."

(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:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto the Grantee, a temporary easement for surface water drainage from the Becker Road right of way, on the following property located in St. Lucie County, Florida, to wit (the "**Easement Area**"):

See attached **Exhibit "A"**, legal description of Easement Area which is incorporated herein by reference. Subject to easements, restrictions, and reservations of record.

Grantor shall maintain the Easement Area at its sole cost and expense. In the event Grantor fails to maintain the Easement Area as required by applicable law, after thirty (30) days' written notice to Grantor, or such shorter period of time as necessary in the event of an emergency, Grantee shall have the right to maintain the Easement Area. This easement, or portions thereof, shall automatically terminate upon recording or dedication of permanent flowage easement(s), providing surface water drainage from Becker Road in favor of the City. A permanent easement must be in a form that Grantee has accepted and approved, and such approval shall not be unreasonably delayed or withheld. Upon request by Grantor, Grantee shall record a termination or partial termination, as applicable, of this easement in the Public Records of St. Lucie County.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. Grantor and Grantee are used for singular or plural, as the context requires. The easement granted herein shall constitute easements running with the land and shall

burden the land described above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the date and year first above written.

WITNESSES:

Jason Corp

Jason Corp
(Print Name)

Martha Siley

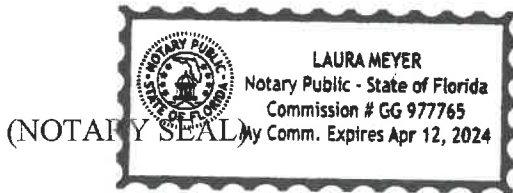
MARTHA SILEY
(Print Name)

Mattamy Palm Beach LLC, a
Delaware limited liability company

By: [Signature]
Name: ANTHONY PALUMBO
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of August, 2023, by Anthony Palumbo, as Vice President of **Mattamy Palm Beach LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



Laura Meyer
Notary public
Printed Name: Laura Meyer
My commission expires: 4/12/2024
Commission No.: 9997765

*** SIGNATURES CONTINUE ON FOLLOWING PAGE ***

CITY OF PORT ST LUCIE, a Florida
municipal corporation

BY:

Shannon M. Martin, Mayor

ATTEST:

BY: _____
Sally Walsh, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
James D. Stokes, 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 _____, 2023, by **Shannon M. Martin, as
Mayor of the City of Port St. Lucie, a Florida municipal corporation** who is personally
known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary public
Printed Name: _____
My commission expires: _____
Commission No.: _____

Exhibit "A"
Legal Description of Easement Area

Tract C of BELTERRA PHASE 1 PLAT 1, according to the Plat thereof as recorded in Plat Book 94, Page(s) 23-29, of the Public Records of St. Lucie County, Florida,

LESS AND EXCEPT the following described lands:

A portion of a Parcel 29 Southern Grove Plat No. 3, according to the plat thereof as recorded in Plat Book 61, Pages 17 through 50 of the Public Records of St. Lucie County, Florida, lying in Sections 34, Township 37 South, Range 39 East, St. Lucie County, Florida and being more particularly described as follows:

Commencing at the Southwest corner of Parcel 29 of said plat and of a land described in Special Warranty Deed from Horizons St. Lucie Groves Associates to Horizons Acquisition 5 LLC as recorded in Official Record Book 1969, Page 837 (Exhibit A) of the Public Records of said St. Lucie, County, Florida; thence S 89° 54' 26" E along the South line of said Parcel 29 a distance of 1723.36 feet to the Point of Beginning; thence leaving said South line run N 00° 43' 59" W a distance of 2349.06 feet to the North line of said Parcel 29; thence S 89° 54' 26" E along said North line a distance of 434.42 feet to a point of curvature of a curve concave Southwesterly, having a radius of 4925.00 feet, a chord bearing of S 83° 34' 24" E and a chord length of 1086.68 feet; thence along the arc of said curve through a central angle of 12° 40' 04", for an arc length of 1088.90 feet to a point of intersection with a non-tangent line; thence S 12° 44' 42" W a distance of 189.98 feet; thence S 22° 52' 19" E a distance of 61.73 feet; thence S 13° 12' 01" W a distance of 139.99 feet; thence S 00° 00' 00" W a distance of 412.58 feet; thence S 44° 10' 59" W a distance of 344.32 feet; to a point of curvature on a curve concave Easterly, having a radius of 137.00 feet, a chord bearing of S 00° 49' 01" E and a chord length of 193.75 feet; thence along the arc of said curve through a central angle of 90° 00' 00", for an arc length of 215.20 feet to a point of tangency; thence S 45° 49' 01" E a distance of 330.78 feet; thence S 00° 00' 00" W a distance of 275.36 feet; to a point on a non-tangent curve concave Southeasterly, having a radius of 322.00 feet, a chord bearing of S 32° 25' 41" W and a chord length of 345.34 feet; thence along the arc of said curve through a central angle of 64° 51' 21", for an arc length of 364.49 feet to a point on a non-tangent line; thence S 00° 05' 34" W a distance of 199.48 feet to the South line of said Parcel 29; thence along said South line N 89° 54' 26" W a distance of 1248.83 feet to the Point of Beginning.