

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

_____**[Space Above This Line For Recording Data]**_____

SPECIAL WARRANTY DEED
(Dedication of N/S "B" Road)

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

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

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

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

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

Grantee's acceptance of title to the Property subject to any condition, restriction, limitation or other matter of record, however, shall not be construed as a waiver by Grantee of its claim of exemption, as a government purchaser, to the enforcement of any such condition, restriction, limitation or other matter of record against Grantee pursuant to Ryan v. Manalapan, 414 So.2d 193 (Fla. 1982).

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

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

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

[signatures follow on next page]

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

ACR ACQUISITION, LLC, a Delaware limited liability company

Signature of Witness 1

By: _____
Printed Name: _____
Its: Manager

Print Name of Witness 1

Signature of Witness 2

Print Name of Witness 2

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2021, by _____ as Manager of ACR ACQUISITION, LLC, a Delaware limited liability company, on behalf the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

EXHIBIT "A"

Property

EXHIBIT "A"

DESCRIPTION:

A PORTION OF BLOCKS 8 AND 9, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGE 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WITHIN SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 8; THENCE NORTH 00°28'07" WEST ALONG THE EAST LINE OF SAID BLOCK 8, AND THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 68.65 FEET; THENCE NORTH 89°54'31" WEST ALONG THE RIGHT-OF-WAY LINE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2972, PAGE 802, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, A DISTANCE OF 64.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°05'29" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49.02 FEET; THENCE NORTH 00°28'12" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,621.69 FEET; THENCE NORTH 00°28'42" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,136.02 FEET; THENCE NORTH 45°00'05" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 49.91 FEET; THENCE SOUTH 89°59'55" WEST, A DISTANCE OF 20.09 FEET; THENCE SOUTH 00°28'37" EAST, A DISTANCE OF 34.68 FEET; THENCE SOUTH 45°15'27" EAST, A DISTANCE OF 14.19 FEET; THENCE SOUTH 00°28'37" EAST, A DISTANCE OF 1,126.99 FEET; THENCE SOUTH 00°28'07" EAST, A DISTANCE OF 2,611.01 FEET; THENCE SOUTH 44°48'41" WEST, A DISTANCE OF 14.07 FEET; THENCE SOUTH 00°28'07" EAST, A DISTANCE OF 34.93 FEET TO A POINT OF INTERSECTION WITH SAID RIGHT-F-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2972, PAGE 802 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 89°54'31" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 172,325 SQUARE FEET/3.9560 ACRES, MORE OR LESS.
SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF NORTH 00°28'07" WEST ALONG THE EAST LINE OF BLOCK 8, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 09, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3



CAULFIELD & WHEELER, INC.

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

DAVID P. LINDLEY
PROFESSIONAL SURVEYOR
AND MAPPER LS5005
STATE OF FLORIDA
L.B. 3591

DATE 6/09/2021

DRAWN BY AS

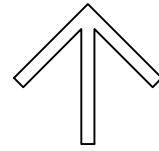
F.B./ PG. N/A

SCALE AS SHOWN

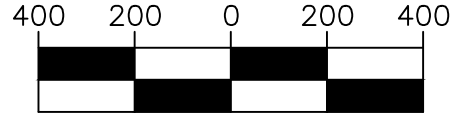
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**WILSON GROVES
ADDITIONAL RIGHT-OF-WAY FOR N/S "B" ROAD
SKETCH OF DESCRIPTION**

MATCHLINE SEE SHEET 3



NORTH



GRAPHIC SCALE

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

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

THE EAST LINE OF
BLOCK 8 AND
SECTION 32
(BEARING BASIS)
N00°28'07"W

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

65' DIKE AND DITCH EASEMENT
(PLAT BOOK 12, PAGES 50-50A)

UNPLATTED LANDS
SECTION 33

CITY OF PORT ST. LUCIE
N/S "B" ROAD
(ORB 3902, PG 497)

CITY OF PORT ST. LUCIE
N/S "B" ROAD
(ORB 2972, PG 802)

CITY OF PORT ST. LUCIE E/W #5
(ORB 2972, PG 802)

CITY OF PORT ST. LUCIE E/W #5
(ORB 2972, PG 802)

S89°54'31"E
20.17' POINT OF
BEGINNING

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

POINT OF COMMENCEMENT
SOUTHEAST CORNER BLOCK 8
THE ALAN WILSON GROVE
(PLAT BOOK 12, PAGES 50-50A)

N45°05'29"E
49.02'

LEGEND

PG - PAGE

ORB - OFFICIAL RECORDS BOOK

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ADDITIONAL RIGHT-OF-WAY FOR N/S "B" ROAD
SKETCH OF DESCRIPTION

DATE 6/09/2021

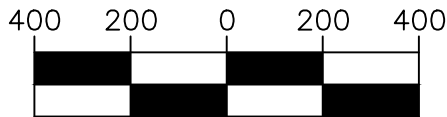
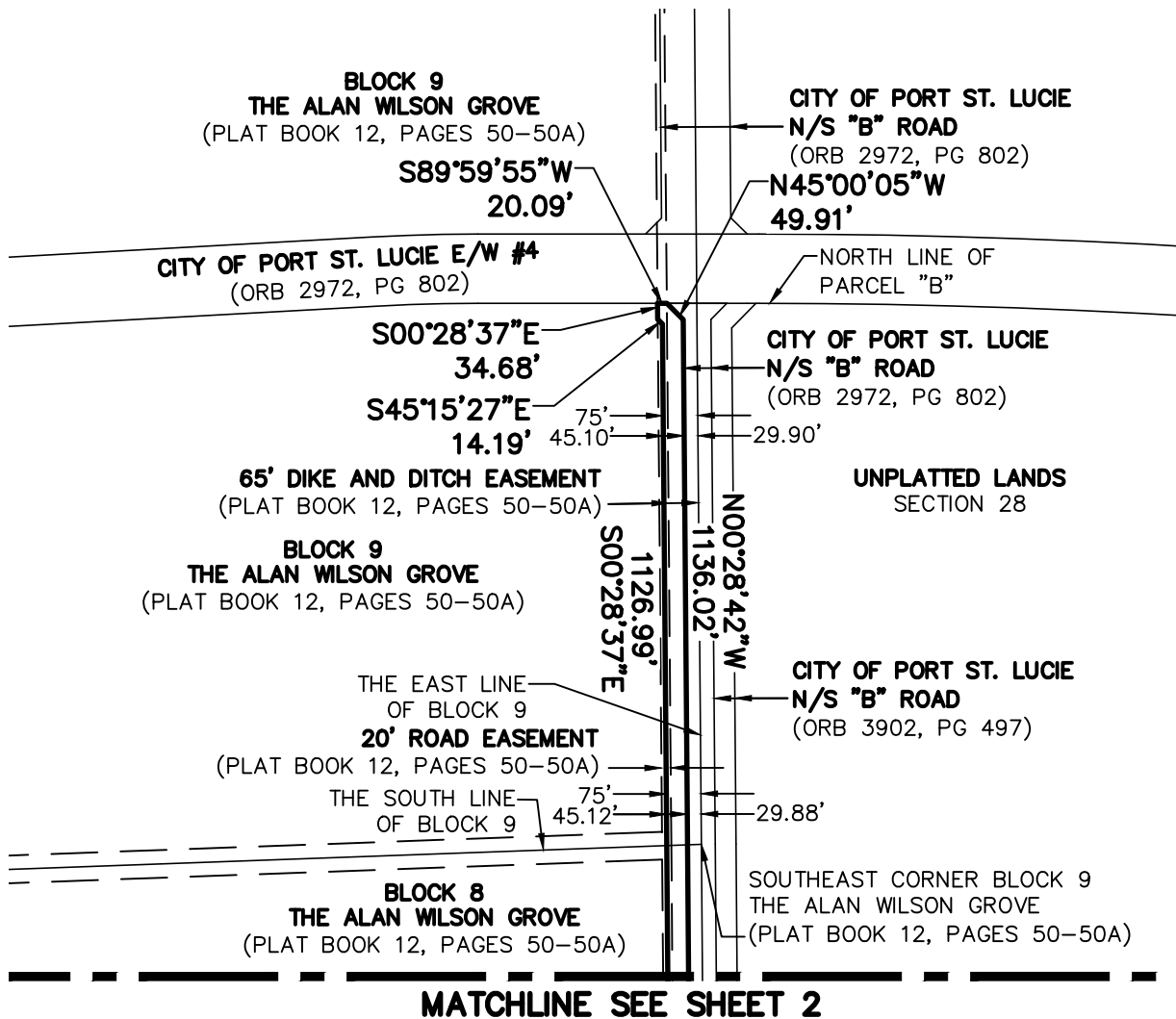
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F.B./ PG. N/A

SCALE 1"=400'

JOB NO. 4371broadv4

EXHIBIT "A"



GRAPHIC SCALE

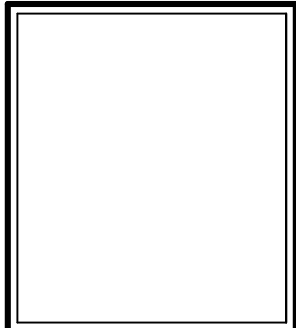
LEGEND

PG - PAGE
ORB - OFFICIAL RECORDS BOOK

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SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
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SKETCH OF DESCRIPTION