03-BSD.05-CPSL-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. 50

District Four Assistant General Counsel

Legal Description prepared by:

Thomas P. Kiernan, P.S.M. 12-09-2020

Culpepper & Terpening, Inc.Parcel No.191.1Document prepared by:Item/Segment No.4413231Diana Helmer 06-01-2021Section:94120-2501

Florida Department of Transportation Managing District: 04

Right of Way Production Services S.R. No. 716 (Port St. Lucie Blvd)

3400 W. Commercial Boulevard County: St. Lucie

Fort Lauderdale, Florida 33309

CITY DEED

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

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

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

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

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

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

Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)	
	CITY OF PORT ST. LUCIE, a Florida Municipal corporation By Its City Council
Witness Signature:	by its City Council
Print Witness Name:	By: Its Mayor (or Vice-Mayor)
Witness Signature:	
Print Witness Name:	ATTEST:
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	Print Name: City Clerk (or Deputy Clerk)
	(Official Seal)
By: City Attorney	
STATE OF FLORIDA	
COUNTY OF ST. LUCIE	
online notarization, this	dged before me by means of physical presence of day of, 20, by or (or Vice-Mayor) on behalf of the CITY OF PORT ST
	who is personally known to me or who has produce
(SEAL)	Notary Public
	Printed or stamped name of Notary Public
	My Commission Expires:

LEGAL DESCRIPTION

Being a parcel of land lying in a portion of Lot 10, Block 783, according to the plat of PORT ST. LUCIE SECTION EIGHTEEN, as recorded in Plat Book 13, Page 17, Public Records of St. Lucie County, Florida, more particularly described as follows;

Commence at the Southwest corner of Lot 10, Block 783 and the Easterly right—of—way line of SE Floresta Drive (a 80.00 foot wide right—of—way); thence North 00°13′52" East, along said Easterly right—of—way, a distance of 89.78 feet to the POINT OF BEGINNING of the following described parcel;

Thence continue North 00°13′52" East, a distance of 5.65 feet to a point of curve to the right having a radius of 25.00 feet and a central angle of 95°55′32"; thence Northeasterly along the arc a distance of 41.86 feet; thence South 83°49′48" East, a distance of 11.22 feet; thence South 06°10′12" West, a distance of 6.96 feet; thence North 83°50′36" West, a distance of 21.42 feet to the intersection with a non tangent curve concave to the Southeast, having a radius of 29.00 feet, the chord of which bears South 29°19′48" West, 28.21 feet; thence Southerly along the arc of said curve, a distance of 29.46 feet through a central angle of 58°11′52"; thence North 89°46′08" West, a distance of 3.00 feet to the POINT OF BEGINNING.

Containing 286 square feet, more or less.

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

NOTE: ATTORNEYS' TITLE FUND SERVICES, LLC TITLE SEARCH REPORT FILE NUMBER 967602 A1 WAS REFERENCED IN THIS SKETCH & DESCRIPTION.



Digitally signed by Thomas P Kiernan Date: 2020.12.09 13:16:18 -05'00'

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

DATE

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RIGHT-OF-WAY DEDICATION DESCRIPTION JOB NO: 19-058 add rw-4.dwg SCALE:N/A DRAWN BY:GLM DATE: 10-11-2019

