

RESOLUTION NO. 11-R79

COUNCIL ITEM 11A  
DATE 11/14/11

A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT FOR PARADISE COVE, PRELIMINARY AND FINAL PLAT (P11-119) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF ALBERT T. PURINO; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.

---

**WHEREAS**, the City of Port St. Lucie, Florida has been requested by Albert T. Purino, the owner; to approve and accept the preliminary and final plat titled Paradise Cove, within the City of Port St. Lucie, Florida; and

**WHEREAS**, the plat conforms to Section 156, Port St. Lucie City Code, and meets all state requirements for such plats; and

**WHEREAS**, there are no public roads, drainage, or utility facilities to be constructed within the platted area; and

**WHEREAS**, the Site Plan Review Committee, on September 28, 2011, recommended approval of the preliminary and final plat (P11-119); and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary and final plat titled Paradise Cove (P11-119), within the City of Port St. Lucie, Florida, said plat being offered by Albert T. Purino, as the owner and title holder of said property and as prepared by William B. Zentz, PLS of William B. Zentz & Associates, Inc.; as designated on the attached said plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said preliminary and final plat.

Section 3. This Resolution shall take effect immediately upon its adoption.

RESOLUTION NO.11

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this  
14<sup>TH</sup> day of November, 2011.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
JoAnn M. Faiella, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

---

MEETING:                    REGULAR                     SPECIAL

DATE:            NOVEMBER 14, 2011

---

ORDINANCE     RESOLUTION     MOTION     PUBLIC HEARING

---

ITEM:    PRELIMINARY AND FINAL PLAT APPLICATION (P11-119)  
          PARADISE COVE

---

*RECOMMENDED ACTION:*

The Site Plan Review Committee recommended approval of the preliminary and final plat on September 28, 2011.

---

*EXHIBITS:*

- A. Resolution
  - B. Staff Report
  - C. Support Materials
- 

*SUMMARY EXPLANATION/BACKGROUND INFORMATION:*

The purpose of the subdivision plat is to create a lot that complies with the City's codes and State Statutes, as this lot was part of illegally subdivided property.

---

IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None

---

SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 10/31/2011



# City of Port St. Lucie

## Planning and Zoning Department Memorandum

**TO:** CITY COUNCIL MEETING OF NOVEMBER 14, 2011

**FROM:** THRESIAMMA KURUVILLA, PLANNER *TK*

**RE:** PRELIMINARY AND FINAL PLAT APPLICATION  
PARADISE COVE REPLAT (P11-119)

**DATE:** OCTOBER 31, 2011

---

**APPLICANT:** William B. Zentz, PLS of William B. Zentz & Associates, Inc. Authorization letter is attached to the staff report.

**OWNER:** Albert T. Purino. Proof of ownership is attached.

**LOCATION:** The property is located at 12206 SE Riverbend Court.

**LEGAL DESCRIPTION:** Part of Government Lot 4, Section 22, Township 37 South, Range 40 East, City of Port St. Lucie.

**SIZE:** 1.18 acres (51,518 sq. ft.)

**EXISTING ZONING:** RE (Estate Residential) zoning

**EXISTING USE:** Vacant lot

**SURROUNDING USES:** North = RE (Estate Residential) zoning, vacant; East = St. Lucie River; West = RE (Estate Residential) zoning, houses; South = RE (Estate Residential) zoning, a house.

**PROPOSED PROJECT:** The purpose of the subdivision plat is to create a lot that complies with the City's codes and State Statutes, as this lot was part of illegally subdivided property.

**IMPACTS AND FINDINGS:**

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** The City of Port St. Lucie is the water and sewer service provider.

**Transportation:** Per the Institute of Transportation Engineers Trip Generation, 8<sup>th</sup> edition, this lot will generate 10 traffic trips per day. The proposed subdivision plat will not adversely impact traffic.

**Parks/Open Space:** Not applicable.

**Storm Water:** Paving and drainage plans that are in compliance with the adopted level of service standard are required in conjunction with the building permit review.

**Solid Waste:** Not applicable.

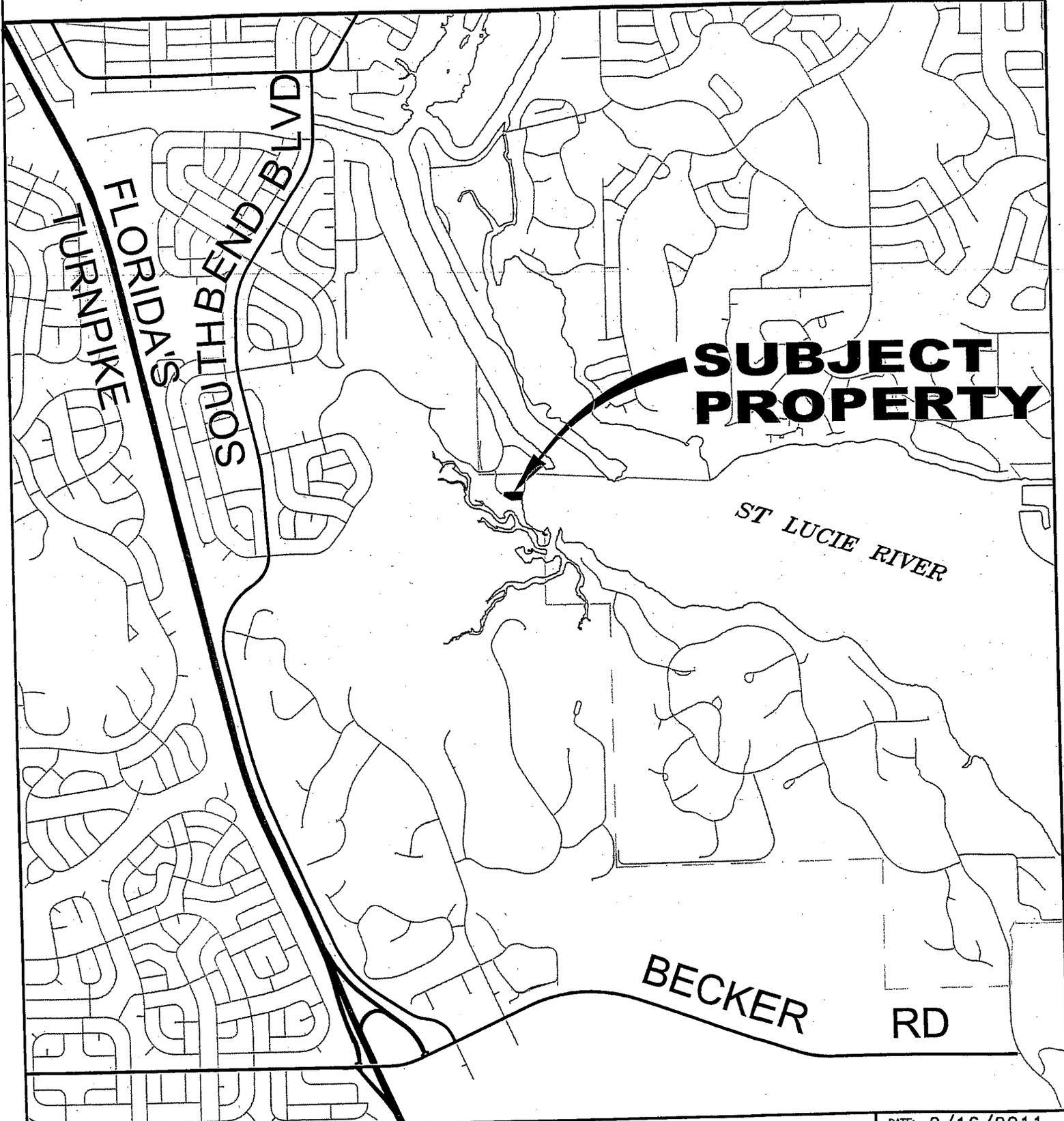
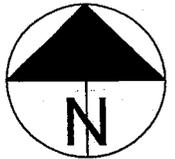
**Fire District:** The access location (external and internal) has been approved by the Fire District for safety purposes.

**Environmental:** Not applicable.

**STAFF RECOMMENDATION:**

The Site Plan Review Committee recommended approval of the preliminary and final plat on September 28, 2011. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, City Subdivision Code, and recommends approval.

# SITE LOCATION



**SUBJECT  
PROPERTY**

ST LUCIE RIVER

BECKER RD



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
PARADISE COVE  
PART OF GOV'T LOT 4, SEC 22-37

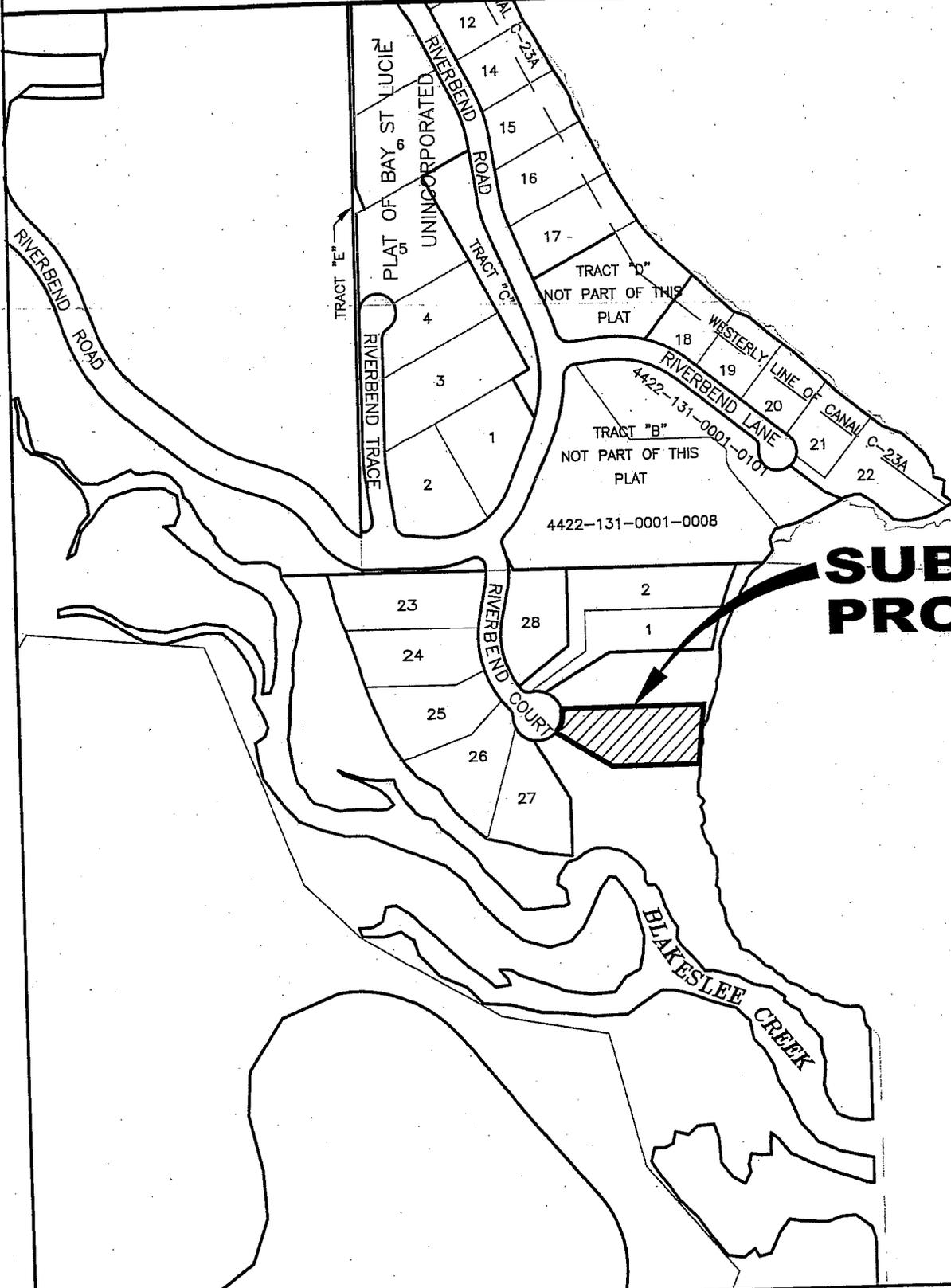
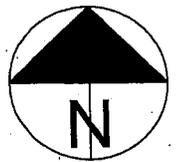
DATE: 9/16/2011

APPLICATION NUMBER:  
P11-119

CADD FILE NAME:  
P11-119L

SCALE: 1" = .5 MI

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
PARADISE COVE  
PART OF GOV'T LOT 4, SEC 22-37

DATE: 9/16/2011

APPLICATION NUMBER:  
P11-119

CADD FILE NAME:  
P11-119M

SCALE: 1"=400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
PARADISE COVE  
PART OF GOV'T LOT 4, SEC 22-37  
AERIAL JAN 2009

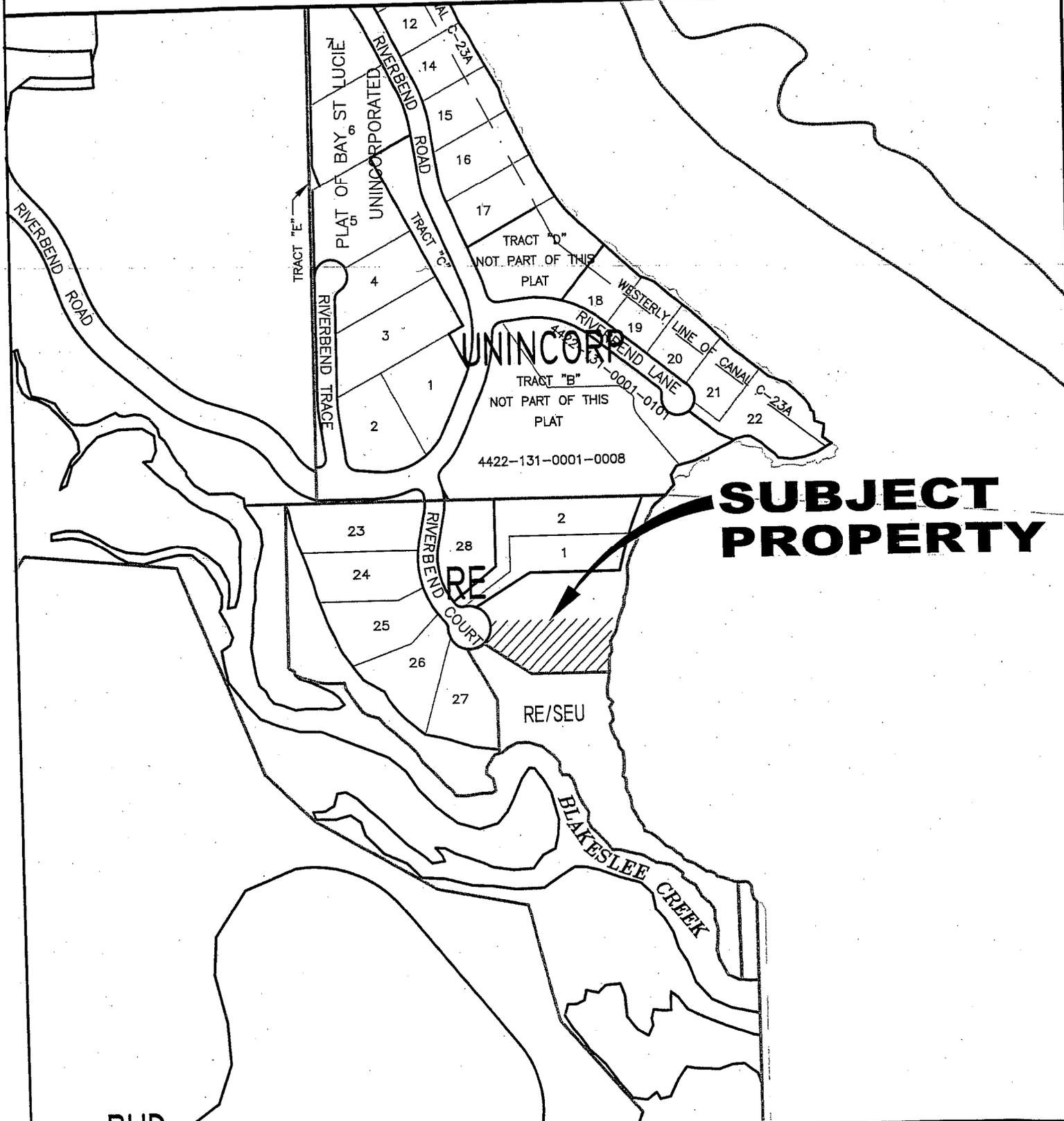
DATE: 9/16/2011

APPLICATION NUMBER:  
P11-119

CADD FILE NAME:  
P11-119A

SCALE: 1"=200'

# EXISTING ZONING



**SUBJECT  
PROPERTY**

PUD



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
M.I.S. DEPARTMENT

PZ2011.DWG

SUBDIVISION PLAT  
PARADISE COVE  
PART OF GOV'T LOT 4, SEC 22-37

DATE: 9/16/2011

APPLICATION NUMBER:  
P11-119

CADD FILE NAME:  
P11-119M

SCALE: 1"=400'

**SUBDIVISION PLAT APPLICATION**

**ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED**

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772)871-5212 FAX: (772)871-5124

P&Z File No. P11-119  
Fee (Nonrefundable)\$ 945.00  
Receipt # 11284

PRIMARY CONTACT EMAIL ADDRESS: AGCC4253@YAHOO.COM

PROJECT NAME: PARADISE COVE

LEGAL DESCRIPTION: PART OF GOV'T LOT 4, SEC. 22-37-40 METES & BOUNDS

LOCATION OF PROJECT SITE: 12206 SE RIVERBEND CT, PORT ST. LUCIE, FL

PROPERTY TAX I.D. NUMBER: 4422-421-0003-000-2

CIRCLE ONE: PRELIMINARY FINAL **PRELIMINARY & FINAL**

PROPOSED USE: RESIDENTIAL

GROSS SQ. FT. OF STRUCTURE(S): N/A

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: 1

**RECEIVED**  
**SEP 02 2011**

UTILITIES & SUPPLIER: WATER: CITY OF PSL / ELEC.: FP&L /

CITY OF PORT ST. LUCIE, FL

GROSS ACREAGE & SQ. FT. OF SITE: 1.18 AC / 51,518 SF

FUTURE LAND USE DESIGNATION: OSR ZONING DISTRICT: RE

OWNER(S) OF PROPERTY:  
NAME, ADDRESS, TELEPHONE & FAX NO. ALBERT T. PURINO  
4253 SW HIGH MEADOW AVE, PALM CITY, FL 34990  
PH: (772) 287-9798 FAX (772) 287-8272

APPLICANT OR AGENT OF OWNER:  
NAME, ADDRESS, TELEPHONE & FAX NO. WILLIAM B. ZENTZ, PLS  
684 OLD DIXIE HWY, VERO BEACH, FL 32962  
PH: (772) 567-7552 FAX: (772) 567-1751

PROJECT ARCHITECT/ENGINEER:  
(FIRM, ENGINEER OF RECORD) N/A

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) N/A

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

[Signature]  
OWNER'S SIGNATURE

Albert T. Purino  
HAND PRINT NAME

\_\_\_\_\_  
TITLE

Sept 2, 2011  
DATE



William B. Zentz & Associates, Inc.  
Professional Surveying & Mapping  
684 Old Dixie Highway  
Vero Beach, FL 32962  
Phone : (772) 567-7552  
Fax : (772) 567-1751

Owner Authorization Letter

RECEIVED  
NOV 03 2011  
PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE FL

Date : October 26, 2011

To : Thresiamma Kuravilla

From : Bill Zentz

Re : Paradise Cove owner authorization

Thresiamma,

Please be advised that the undersigned owner, Albert T. Purino, has authorized me to process this plat application.

Thank you and it is my pleasure to work with you on this.

If you have any questions, please do not hesitate to contact me.

Sincerely,

  
William B. Zentz/PLS  
As president

Owner:   
Albert T. Purino



RECEIVED

SEP 02 2011

PLANNING DEPARTMENT  
CITY OF PORT ST. LUCIE, FL

William B. Zentz & Associates, Inc.  
Professional Surveying & Mapping  
684 Old Dixie Highway  
Vero Beach, FL 32962  
Phone : (772) 567-7552  
Fax : (772) 567-1751

**Cover Letter**

Date : August 31, 2011

To : City of Port St. Lucie Planning

From : Bill Zentz

Re : Paradise Cove Plat Submittal

The purpose of this plat application is to bring this building lot into compliance per attached correspondence from City of Port St. Lucie Senior Assistant City Attorney Pam E. Booker Hakim, dated August 9, 2011. According to Ms. Hakim, this lot was part of property illegally subdivided and the remedy would be to plat this lot as a single lot subdivision in order to obtain a building permit for the site.

The site to be platted is a vacant 1.18 acre lot located at the Easterly end of Riverbend Court (per Plat of Bay St. Lucie Phase II, PBS 28/pgs 7&7A) and on the West bank of the North Fork of the St. Lucie River on the East side. It has an assigned address of 12206 SE Riverbend Court.

Thank you for your assistance in obtaining a plat approval & I look forward to your comments.

If you have any questions, please do not hesitate to contact me.

Sincerely,

William B. Zentz, PLS  
As president



# CITY OF PORT ST. LUCIE

CITY ATTORNEY

August 9, 2011

Mr. Adam Brown  
Waterfront Properties & Club Communities  
3725 SE Ocean Boulevard, Suite 101  
Sewall's Point, FL 34996

Re: Government Lot 4

Dear Adam:

I am in receipt of an inquiry through Anne Cox in the City's Planning and Zoning Department. The question is whether the potential buyer of a portion of Government Lot 4, which was illegally subdivided and sold as two parcels in 1990, will be allowed to pull a building permit to construct their home, and what will be required to complete that process. The City of Port St. Lucie passed in ordinance in 1961, which would have required the subdivision of lands to be submitted to the City Council for review and approval consistent with the statutory provisions of Florida Statutes, Chapter 177. I do not have the requirement of the Florida Statutes dating back to 1961.

However, I do have the Florida Statutes for the years in question wherein Government Lot 4 was illegally subdivided. Chapter 177, defined subdivision as "the platting of real property into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land;". Although Government Lot 4 was not divided into three or more lots, the remainder of the phrase, "any other division of land" would apply. The statutes provide for the filing of a plat for the subdivision of land. The plat must be approved by the governing body and recorded by the Circuit Court Clerk. This process was not followed in 1990, when the Government Lot 4 was sold into two separate parcels. Therefore, this process must be utilized now, to bring the properties into compliance with the City's codes and state statutes.

The City of Port St. Lucie has processed similar requests in the past. It is not a complicated process and according to the Planning and Zoning Department, it usually takes about four months, if the engineer selected for the re-plat of lot 4 submits complete documents for the City to process and review. I am not aware of these requests being denied. Once the re-plat is processed and/or complete, there is no reason to my knowledge that a building permit would not be issued. Should you have further questions or need any additional information, please contact me at 772-873-6525.

Sincerely,

Pam E. Booker Hakim  
Senior Assistant City Attorney

PBH/dmf

H:\denise\pam\letters\government\lot 4 - ltr to adam brown.doc

\* Doc Assump: \$ 0.00  
\* Doc Tax : \$ 1925.00  
\* Int Tax : \$ 0.00

Prepared by and Return to:

John Fenniman, Esquire  
John Fenniman, Chartered  
Post Office Box 2473  
Suart, Florida 34995-2473

**COPY**  
**WARRANTY DEED**

THIS INDENTURE, made the date set forth hereinbelow, by and between DONALD J. BURGESSER, joined by his wife, PATRICIA B. BURGESSER, whose mailing address is 3599 SW Wood Creek Trail, Palm City, Florida 34990, hereinafter called "Grantor",

and ALBERT T. PURINO

whose mailing address is 9040 Belvedere Road, West Palm Beach, Florida 33411,

hereinafter called "Grantee".

("Grantor" and "Grantee" are used for singular or plural, as context requires.)

**COPY**  
**WITNESSETH:**  
That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

That portion of Government Lot 4, lying North of the mean high water line of the North bank of Blakeslee Creek in Section 22, Township 37 South, Range 40 East, St. Lucie County, Florida, more particularly described in Exhibit "A-D" attached hereto, and as depicted in the sketch of said land attached as Exhibit "B-D, Pages One and Two" attached hereto.

**SUBJECT TO** real estate taxes accruing subsequent to December 31, 1996, reservations, restrictions, and easements of record.

Parcel ID No.: 4422-421-0003-000/2

**TOGETHER WITH** all riparian and littoral rights appertaining thereto.

**TOGETHER WITH** a non-exclusive assignment to Grantee and Grantee's heirs, successors and assigns, of (1) a non-exclusive access, ingress and egress easement, including non-exclusive easement for utilities purposes, through over and above the Westerly Easement Parcel, more particularly described in Exhibit "C" attached hereto, (2) a non-exclusive access, ingress and egress easement, including non-exclusive easement for utilities purposes, through, over and above the Easterly Right-of-Way Easement Parcel, more particularly described in Exhibit "D" attached hereto, (3) a non-exclusive access, ingress and egress easement over and above the roads designated Riverbend Road and Riverbend Trace as said roads are located and depicted on the Plat of BAY ST. LUCIE, according to the plat thereof, recorded in Plat Book 25, pages 38, 38A, and 38B, public records of St. Lucie County, Florida, (4) a non-exclusive easement for ingress, egress, utility purposes and drainage purposes through, over and above the road designated Riverbend Court, as said road is located and depicted in a portion of Tract A, BAY ST. LUCIE, and as said road is located and depicted on the Plat of BAY ST. LUCIE, PHASE II, according

Joanne Holman, Clerk of the Circuit Court - St. Lucie County  
File Number: 1572064 OR BOOK 1093 PAGE 0822  
Recorded: 08-13-97 09:52 A.M.

to the plat thereof, as recorded in Plat Book 28, Pages 7 and 7A, St. Lucie County, Florida, public records, and (5) a non-exclusive utilities easement through and over the utility easements and the drainage easements set as located and depicted on the Plat of BAY ST. LUCIE, according to the plat thereof, recorded in Plat Book 25, pages 38, 38A, and 38B, public records of St. Lucie County, Florida. The foregoing assigned easements are subject to:

- a. All conditions, easements, limitations and restrictions of record.
- b. As to the Easterly Right-of-Way Easement Parcel, the terms and provisions of the Covenants of that Special Warranty Deed recorded in O.R. Book 470, page 2396, St. Lucie County, Florida, public records, as modified by that Release of Re-Entry Right recorded in O.R. Book 486, page 2988, St. Lucie County, Florida, public records.
- c. As to the Westerly Easement Parcel, the reservations set forth in Grant of Easement recorded in O.R. Book 470, page 2394, St. Lucie County, Florida, public records.

and said Grantor does hereby fully warrant the title to said parcel of land described in Exhibit "A-D", and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this 12 day of August, 1997.

Signed, sealed and delivered in the presence of:

*Helene Fernandez*  
 Signature of Witness #1  
 Helene Fernandez  
 Witness #1 (type or print name)

*John Fenniman*  
 Signature of Witness #2  
 JOHN FENNIMAN  
 Witness #2 (type or print name)

*Donald J. Burgess*  
 DONALD J. BURGESSER

*Patricia B. Burgess*  
 PATRICIA B. BURGESSER

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing Warranty Deed was acknowledged before me this 12 day of August, 1997, by DONALD J. BURGESSER and PATRICIA B. BURGESSER, who are personally known to me.

**COPY**  
 (Notary Seal)

NOTARY PUBLIC:  
*John H. Fenniman*  
 Print Name: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 My Commission Number is: \_\_\_\_\_

 John H. Fenniman  
 MY COMMISSION # 0034004 EXPIRES  
 February 22, 1998  
 BONDED THIRD PARTY FIDELITY INSURANCE, INC.

Exhibit "A-D"

A parcel of land lying in Government Lot 4 of Section 22, Township 37 South, Range 40 East, St. Lucie County, Florida, the herein described parcel being more particularly described as follows:

COMMENCING at a point (P.O.C.) being the Southwest corner of Government Lot 3 in said Section 22, also being the Northwest corner of said Government Lot 4, run thence S 89°57'13" E along the South line of said Government Lot 3, being the North line of said Government Lot 4, also being the North line of a subdivision entitled BAY ST. LUCIE, PHASE II, as recorded in Plat Book 28, Pages 7 and 7 A of the public records of St. Lucie County, Florida, a distance of 540.87 feet; thence run S 00°02'47" W along the East line of Lot 28 of said BAY ST. LUCIE, PHASE II, a distance of 204.45 feet; thence run S 51°40'14" W along the Southerly line of said Lot 28, a distance of 167.59 feet to a point on a curve concave to the Northeast having a radius of 215.00 feet, a radial line to said point bears S 51°40'14" W; thence run Southeasterly along said curve through a central angle of 02°31'45", an arc distance of 9.49 feet to a point of compound curvature with a curve concave to the Northeast having a radius of 25.00 feet; thence run easterly along said curve through a central angle of 62°26'14", an arc distance of 27.24 feet to a point of reverse curvature with a curve concave to the Southwest having a radius of 65.00 feet; thence run Easterly and Southeasterly and Southerly along said curve through a central angle of 147°02'23" an arc distance of 166.81 feet to the POINT OF BEGINNING (P.O.B.); thence run S 57°00'39" E, a distance of 171.19 feet; thence run S 89°57'13" E, a distance of 233 feet, more or less, to the mean high water line of the North Fork of the St. Lucie River; thence run Northerly along said mean high water line, a distance of 157 feet, more or less, to a point; thence run S 89°52'05" W, a distance of 382 feet, more or less, to a point on a curve concave to the West having a radius of 65.00 feet; a radial line to said point bears N 75°35'21" E; thence run Southerly along said curve through a central angle of 58°09'17", an arc distance of 65.97 feet to the POINT OF BEGINNING, the last described course runs along the right-of-way line for Riverbend Court as shown on said Plat of BAY ST. LUCIE, PHASE II. The above described parcel contains 1.19 acres, more or less.

OR BOOK 1093 PAGE 0824

COPY





**EXHIBIT "C"**  
**WESTERLY EASEMENT PARCEL**

An 80.00 foot wide strip of land in Sections 21 and 22, Township 37 South, Range 40 East, City of Port St. Lucie, St. Lucie County, Florida, whose centerline is more particularly described as follows:

COMMENCING at the intersection of the street centerlines of MOSS PLACE and EAST SNOW ROAD as shown on the plat of PORT ST. LUCIE SECTION THIRTY NINE as recorded in Plat Book 15 at Page 30 of the Public Records of St. Lucie County, Florida; thence N 13°32'15" W for 40.00 feet to the POINT OF BEGINNING; thence continue N 13°32'15" W for 165.27 feet to a Point of Curvature of a circular curve to the right having a radius of 390.00 feet; thence Northerly and Northeasterly along the arc of said curve having a central angle of 68°27'31" for 465.98 feet to a Point of Tangency; thence N 34°55'16" E for 194.10 feet to a Point of Curvature of a circular curve to the left having a radius of 390.00 feet; thence Northeasterly along the arc of said curve having a central angle of 36°20'40" for 247.39 feet to a Point of Tangency; thence N 18°34'36" E for 192.23 feet to a Point of Curvature of a circular curve to the right having a radius of 310.00 feet; thence Northeasterly along the arc of said curve having a central angle of 44°49'23" for 242.52 feet to a Point of Compound Curvature of a circular curve continuing to the right having a radius of 710.00 feet; thence Northeasterly, Easterly, and Southeasterly along the arc of said curve having a central angle of 33°27'52" for 414.70 feet to a Point of Compound Curvature of a circular curve continuing to the right having a radius of 485.00 feet; thence Southeasterly along the arc of said curve having a central angle of 42°09'59" for 356.93 feet to a Point of Tangency; thence S 40°58'10" E for 310.00 feet to a Point of Curvature of a circular curve to the left having a radius of 840.00 feet; thence Southeasterly along the arc of said curve having a central angle of 31°29'50" for 461.77 feet to a Point of Reverse Curvature of a circular curve to the right having a radius of 760.00 feet; thence Southeasterly along the arc of said curve having a central angle of 19°28'00" for 258.22 feet to a Point of Reverse Curvature of a circular curve to the left having a radius of 190.00 feet; thence Southeasterly along the arc of said curve having a central angle of 26°00'00" for 86.22 feet to a Point of Compound Curvature of a circular curve continuing to the left having a radius of 1040.00 feet; thence Easterly along the arc of said curve having a central angle of 15°00'00" for 272.27 feet to the Point of Termination of the foregoing centerline. The side lines are to be lengthened or shortened as necessary so as to maintain a contiguous 80.00 foot strip of land.

OR BOOK 1093 PAGE 0827

COPY

EXHIBIT "D"  
EASTERLY EASEMENT PARCEL

OR BOOK 1093 PAGE 0828

COMMENCE at a concrete monument inscribed "G C Y , INC. R.L.S. 3036" marking the southwest corner of Government Lot 3, Section 22, Township 37 South, Range 40 East, St. Lucie County, Florida; thence N 00°07'55" W along the North-South one quarter section line thereof, a distance of 9.27 feet to the point of beginning and the beginning of a non-tangent curve concave to the Northeast, having a radius of 228.69 feet and a chord bearing of N 52°19'11" W; thence Northwesterly along the arc of said curve, through a central angle of 42°32'08", a distance of 169.77 feet to a point of reverse curvature concave to the Southwest, having a radius of 210.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 41°01'20", a distance of 150.35 feet; thence N 72°04'27" W a distance of 81.54 feet to the beginning of a curve concave to the Northeast, having a radius of 490.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°15'56", a distance of 181.87 feet; thence N 50°48'31" W a distance of 182.51 feet to the beginning of a curve concave to the Northeast, having a radius of 490.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 30°53'45", a distance of 264.23 feet; thence N 19°54'45" W a distance of 82.88 feet to the beginning of a curve concave to the Southwest, having a radius of 410.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 25°42'25", a distance of 183.95 feet; thence N 45°37'10" W a distance of 28.90 feet to the beginning of a curve, concave to the Northeast, having a radius of 300.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 56°07'40", a distance of 293.88 feet; thence N 10°30'30" E a distance of 118.89 feet; thence N 26°16'20" W a distance of 80.41 feet to a non-tangent curve concave to the North having a radius of 230.00 feet and a chord bearing of S 67°50'44" E and also being on the Southerly line of General Development, Inc.'s proposed eighty feet (80') right-of-way; thence Easterly along said proposed right-of-way and the arc of said curve, through a central angle of 22°33'56", a distance of 90.58 feet to a point of compound curvature of a curve of said proposed right-of-way, concave to the North, having a radius of 1080.00 feet; thence Easterly along said arc, through a central angle of 4°46'34", a distance of 90.03 feet; thence S 54°00'16" W, non-tangent to the lastly described curve and departing said proposed right-of-way, a distance of 72.57 feet; thence S 10°30'30" W a distance of 115.57 feet to the beginning of a curve, concave to the Northeast, having a radius of 220.00 feet; thence Southerly along said arc, through a central angle of 56°07'40", a distance of 215.51 feet; thence S 45°37'10" E a distance of 28.90 feet to a point of curvature of a curve concave to the Southwest, having a radius of 490.00 feet; thence Southeasterly along said arc, through a central angle of 25°42'25", a distance of 219.85 feet; thence S 19°54'45" E a distance of 82.88 feet to the beginning of a curve concave to the Northeast, having a radius of 410.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 30°53'45"; thence S 50°48'31" E a distance of 182.51 feet to the beginning of a curve, concave to the Northeast, having a radius of 410.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 21°15'56", a distance of 152.17 feet; thence S 72°04'27" E a distance of 81.54 feet to the beginning of a curve concave to the Southwest, having a radius of 290.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 41°01'20" a distance of 207.63 feet to a point of reverse curvature of a curve concave to the Northeast, having a radius of 148.69 feet; thence Southeasterly along the arc of said curve, through a central angle of 33°06'20", a distance of 85.91 feet to a point on the North-South one quarter line and the West line of said Government Lot 3 of aforesaid Section 22; thence S 00°07'55" E, along said quarter section line, a distance of 85.55 feet to the point of beginning.

Containing 3.2045 acres, more or less.

