COUNCIL ITEM 10A
DATE 12/5/11

ORDINANCE 11-91

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF UTILITY EASEMENT FROM THE CITY OF PORT ST. LUCIE TO THE CITY OF PORT ST. LUCIE UTILITY DEPARTMENT; PROVIDING AN EFFECTIVE DATE.

THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. That there is hereby authorized the conveyance of the Utility Easement from the City of Port St. Lucie to The City of Port St. Lucie Utility Department, as depicted on the attached Exhibit "A". The Easement is a parcel of land lying within Lot 1, Tradition Plat No. 66, according to the Plat thereof as recorded in Plat Book 64, Pages 1 and 2, of the public records of St. Lucie County, Florida.

Section 2. The Mayor and City officials are hereby authorized to execute this document to complete the conveyance.

Section 3. This Ordinance shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, Florida, this _____ day of _____, 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

MEMORANDUM

TO: JERRY A. BENTROTT, CITY MANAGER

THROUGH: ROGER G. ORR, CITY ATTORNEY

FROM: PAM E. BOOKER HAKIM, SENIOR ASSISTANT CITY ATTORNEY

DATE: NOVEMBER 29, 2011

SUBJECT: UTILITY EASEMENT / DIGITAL DOMAIN FACILITY

Attached please find an Ordinance and Easement from the City of Port St. Lucie to the City of Port St. Lucie Utility Department. The Easement is to provide utility service to the new Digital Domain Building. These utility easements are being conveyed and recorded now so that they may be of record when the property is transferred to Digital Domain in the future. This Easement has been reviewed and is approved by the Legal Department.

Please place it on the next available City Council agenda. Should you have any questions or need additional information, please contact me at 873-6525.

PBH/liw
Attach.

RECEIVED
NOV 30 2011
City Manager's Office

This instrument was prepared by
and return to:
Pam Hakim, Senior Assistant City Attorney
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

EASEMENT

THIS EASEMENT, granted this _____ day of_____, 2011, by the City of Port St. Lucie as "Grantor," to the **CITY OF PORT ST. LUCIE UTILITY DEPARTMENT**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, its successors and assigns, 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 perpetual, exclusive easement for utility and maintenance purposes, on the following described lands located in Port St. Lucie, Florida, to wit:

See attached Exhibit "A" which is incorporated herein by reference.

Subject to easements, restrictions, and reservations of record.

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enter upon said land, place, excavate, and take materials for the purpose of constructing, operating and maintaining utility facilities thereon. 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 lands described above.

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

WITNESSES:

City of Port St. Lucie

_____

By:_____
JoAnn M. Faiella, Mayor

(Print Name)_____

_____

(Print Name)_____

STATE OF
COUNTY OF

The foregoing instrument as acknowledged before me this _____ day of _____, 2011, by JoAnn M. Faiella as Mayor of the City of Port St. Lucie, who is personally known to me.

_____
Notary Public, State of
(Print Name)_____

THIS IS NOT A SURVEY

DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, TRADITION PLAT NO. 66, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGES 1 AND 2, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, THE CENTERLINE OF SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, OF SAID PLAT; THENCE NORTH 04°38'03" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 145.59 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE NORTH 04°38'03" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 194.87 FEET, TO A TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1092.61 FEET AND A CENTRAL ANGLE OF 08°56'10", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 170.41 FEET TO A NON-RADIAL INTERSECTION; THENCE SOUTH 82°05'00" WEST, ALONG THE NORTHERLY LINE OF LOT 2, OF SAID PLAT, A DISTANCE OF 339.80 FEET TO THE EASTERLY LINE OF A 10 FOOT WIDE PUBLIC UTILITY EASEMENT, OF SAID PLAT AND A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 755.21 FEET, A CENTRAL ANGLE OF 00°23'00", A CHORD BEARING OF NORTH 16°18'03" WEST AND A CHORD DISTANCE OF 5.05 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID PUBLIC UTILITY EASEMENT, AN ARC DISTANCE OF 5.05 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 10 FOOT WIDE PARCEL OF LAND; THENCE NORTH 82°05'00" EAST, ALONG A LINE LYING 5.00 FEET NORTHERLY AS MEASURED PERPENDICULARLY, AND PARALLEL TO THE NORTHERLY LINE OF LOT 2, OF SAID PLAT, A DISTANCE OF 333.13 FEET; THENCE NORTH 37°10'26" EAST, A DISTANCE OF 29.30 FEET; THENCE NORTH 85°22'36" EAST, A DISTANCE OF 325.40 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE NORTH 85°22'36" EAST, A DISTANCE OF 18.83 FEET; THENCE SOUTH 04°38'03" EAST, A DISTANCE OF 15.11 FEET; THENCE NORTH 85°25'48" EAST, A DISTANCE OF 55.47 FEET, TO A POINT HEREINAFTER REFERRED TO AS POINT "C" AND THE POINT OF TERMINATION OF THE 10 FOOT WIDE PARCEL. ALL SIDE LINES LIE 5.00 FEET EACH SIDE OF THE DESCRIBED CENTERLINE AND EXTEND OR TRIM TO THE EASTERLY LINE OF SAID 10 FOOT WIDE PUBLIC UTILITY EASEMENT.

TOGETHER WITH THE FOLLOWING DESCRIBED 10 FOOT WIDE PARCELS:

A 10 FOOT WIDE PARCEL OF LAND, THE CENTERLINE OF SAID PARCEL BEGINNING AT AFORESAID POINT "A"; THENCE NORTH 84°57'46" EAST, A DISTANCE OF 29.06 FEET, TO THE POINT OF TERMINUS. ALL SIDE LINES LIE 5.00 FEET EACH SIDE OF THE DESCRIBED CENTERLINE.

A 10 FOOT WIDE PARCEL OF LAND, THE CENTERLINE OF SAID PARCEL BEGINNING AT AFORESAID POINT "B"; THENCE NORTH 04°38'03" WEST, A DISTANCE OF 27.24 FEET, TO THE POINT OF TERMINUS. ALL SIDE LINES LIE 5.00 FEET EACH SIDE OF THE DESCRIBED CENTERLINE.

TOGETHER WITH THE FOLLOWING DESCRIBED 16 FOOT WIDE PARCEL:

A 16 FOOT WIDE PARCEL OF LAND, THE CENTERLINE OF SAID PARCEL BEGINNING AT AFORESAID POINT "C"; THENCE SOUTH 04°38'03" EAST, A DISTANCE OF 50.12 FEET, TO THE POINT OF TERMINUS. ALL SIDE LINES LIE 8.00 FEET EACH SIDE OF THE DESCRIBED CENTERLINE.

CONTAINING 9,087.5 SQUARE FEET, 0.209 ACRES, MORE OR LESS.

EXHIBIT "A"

7/7/2011

MICHAEL T. OWEN, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION No. 5556

DATE:

SKETCH & DESCRIPTION
LOT 1 - WATER LINE

PREPARED FOR:
STRATICON DIGITAL DOMAIN PROJECT

GEOMATICS SERVICES Inc.
PROFESSIONAL SURVEYORS & MAPPERS
3815 S.W. Savoy Dr. PALM CITY, FLORIDA
(772) 419-8383 FAX (772) 408-4208
CERTIFICATE OF AUTHORIZATION LB# 7673

REVISIONS				

JOB No. : 09-132 DATE: 02/10/2011 FIELD BOOK: CHECKED BY: MTO CADD FILE : 09-132 WATER SK&D1.dwg SHEET 1 OF 2
SCALE : 1"= 100' DRAWN BY: BCS PAGE: EFB FILE:

C:\Users\Bryan C. Smith\Documents\GSI Geomatics Services Inc\09-132 Digital Domain\Water Sketch & Desc\09-132 WATER SK&D2 PSL.dwg, P 1 LOT1, 7/7/2011 11:00:11 AM

THIS IS NOT A SURVEY

0 25 50 75 100
GRAPHIC SCALE IN FEET

PARCEL 3
TRADITION PLAT
NO. 36
PLAT BOOK 49,
PAGE 28

EASTERLY LINE
PARCEL 3

UTILITY EASEMENT 20' WIDE
(PLAT BOOK 60 PAGE 8)

60' WIDE INGRESS
EGRESS EASEMANT
(O.R.B. 3170 PG. 672)

N85°22'36"E
18.83'

P.O.T.

N04°38'03"W
27.24'

POINT "B"

N85°22'36"E
325.40'

S04°38'03"E
15.11'

N85°25'48"E
55.47'

POINT "C"

END OF 10' WIDE PARCEL
BEGINNING OF 16' WIDE PARCEL

S04°38'03"E
50.12'

P.O.T.

N37°10'26"E
29.30'

CENTERLINE

N82°05'00"E – 333.13'

60'

P.O.B.

S82°05'00"W
339.80'

NORTHERLY LINE
LOT 2

Δ=0°23'00"
R=755.21'
L=5.05'
CB=N16°18'03"W
CD=5.05'

Δ=8°56'10"
R=1092.61'
L=170.41'
CB=N09°06'08"W
CD=170.24'

WESTERLY LINE
LOT 1

LOT 1
TRADITION PLAT NO. 66
PLAT BOOK 64, PAGES 1 AND 2

EASTERLY LINE
OF P.U.E.

10'
P.U.E.
(PER PLAT)

N04°38'03"W
194.87'

LOT 2
TRADITION PLAT NO. 66
PLAT BOOK 64, PAGES 1 AND 2

N84°57'46"E
29.06'

CENTERLINE

POINT "A"

P.O.T.

UTILITY EASEMENT 20' WIDE
(PLAT BOOK 60 PAGE 8)

N04°38'03"W
145.59'

P.O.C.
SOUTHWEST CORNER LOT 1
TRADITION PLAT NO. 66

SOUTH LINE OF LOT 1
NORTH LINE OF LOT 4

VILLAGE PARKWAY
130.00' RIGHT-OF-WAY

35'
35'

70' INGRESS/EGRESS EASEMENT

LOT 3
TRADITION PLAT NO. 66
PLAT BOOK 64, PAGES 1 AND 2

LOT 4
TRADITION PLAT NO. 66
PLAT BOOK 64, PAGES 1 AND 2

LEGEND

Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
CB	DENOTES CHORD BEARING
CD	DENOTES CHORD DISTANCE
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.T.	DENOTES POINT OF TERMINUS
P.U.E.	DENOTES PUBLIC UTILITY EASEMENT
℄	DENOTES CENTER LINE

SKETCH & DESCRIPTION
LOT 1 - WATER LINE

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