

COUNCIL ITEM 8A  
DATE 1-9-12

~~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.

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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

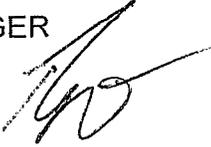
APPROVED AS TO FORM: \_\_\_\_\_  
Roger G. Orr, City Attorney

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**MEMORANDUM**

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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

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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

\_\_\_\_\_  
(Print Name)\_\_\_\_\_

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

\_\_\_\_\_  
(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.



*Michael T. Owen*

7/7/2011

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

DATE:

**SKETCH & DESCRIPTION**  
**LOT 1 - WATER LINE**

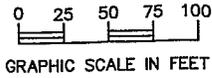


**GEOMATICS SERVICES Inc.**  
PROFESSIONAL SURVEYORS & MAPPERS  
3815 S.W. Savoy Dr. PALM CITY, FLORIDA  
(772) 419-8383 FAX (772) 408-4208  
CERTIFICATE OF AUTHORIZATION LB# 7673

PREPARED FOR:  
**STRATICON DIGITAL DOMAIN PROJECT**

REVISIONS				
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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**



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

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

60' WIDE INGRESS  
EGRESS EASEMENT  
(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'  
N37°10'26"E  
29.30'  
CENTERLINE

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.

P.O.B.  
S82°05'00"W  
339.80'  
Δ=0°23'00"  
R=755.21'  
L=5.05'  
CB=N16°18'03"W  
CD=5.05'

NORTHERLY LINE  
LOT 2

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

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)

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

WESTERLY LINE  
LOT 1

N04°38'03"W  
194.87'

**LEGEND**

- A 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

POINT "A"

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

N84°57'46"E  
29.06'  
CENTERLINE  
P.O.T.

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

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

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

VILLAGE PARKWAY  
130.00' RIGHT-OF-WAY

70' INGRESS/EGRESS EASEMENT

**SKETCH & DESCRIPTION  
LOT 1 - WATER LINE**

PREPARED FOR:  
**STRATICON DIGITAL DOMAIN  
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