

ORDINANCE 12-67

COUNCIL ITEM 10A  
DATE 10/15/12

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF A STORM WATER DRAINAGE EASEMENT FROM THE CITY OF PORT ST. LUCIE TO MANN RESEARCH CENTER, LLC; 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 Drainage Easement from the City of Port St. Lucie to Mann Research Center, LLC, as depicted on the attached Exhibit "A". The Easement is a parcel of land lying in Southern Grove Plat No. 4, Plat Book 56, Page 18-23, 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 \_\_\_\_\_, 2012

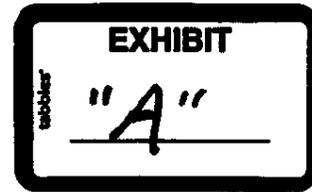
CITY COUNCIL  
CITY OF PORT ST. LUCIE

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

ATTEST:

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

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



Prepared By And Return to:

Bill McIntyre  
William C. McIntyre.P.A.  
4207 SW High Meadow Ave.  
Palm City, FL 34990

**DRAINAGE EASEMENT  
AGREEMENT**

**THIS DRAINAGE EASEMENT AGREEMENT** (the "Agreement") is made and entered into this \_\_\_\_ day of September, 2012, by and between **CITY OF PORT ST. LUCIE**, a Florida Municipality, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, and **PSL ACQUISITIONS 1, LLC**, an Iowa limited liability company, 10489 SW Meeting St. Port St. Lucie, FL 34987 (collectively the "Grantors") and **MANN RESEARCH CENTER, LLC**, a Delaware limited liability company, 10490 SW Village Center Drive, Port St. Lucie, Florida 34987 ("Grantee")

**RECITALS**

WHEREAS, Grantors own the real property described on Exhibit A hereto ("Easement Area");  
and

WHEREAS, Grantee owns the real property described on Exhibit B hereto ("Property"); and

WHEREAS, Grantee has requested that Grantors grant it a perpetual non-exclusive drainage easement which shall burden the Easement Area, and benefit the Property; and

WHEREAS, Grantors have agreed to grant an easement to Grantee in accordance with, and subject to, the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein.
2. Grant of Easement. Grantors hereby grant and convey unto Grantee a perpetual, non-exclusive easement on, over, across and/or under the Easement Area ("Drainage Easement") for the purpose of providing drainage from the Property to the real property described on Exhibit C hereto ("Water Management Tracts"), together with the right of drainage, flowage and storage of surface water from the Property and the improvements thereon into and onto the Water Management Tracts as may be necessary to drain the

Property. The Drainage Easement rights shall also include: i) the right of Grantee to construct, install, service and/or repair drainage and water management facilities on, over, across and/or under the Easement Area ("Drainage Facilities"); and ii) the right of Grantee to ingress, egress and access on, over, across and/or under the Easement Area for the purposes of constructing, servicing and repairing the Drainage Facilities. Grantors shall not be responsible for the quality of the water in the Drainage Easement, unless the quality is reduced or compromised by the intentional act of a Grantor.

3. Appurtenant Easement. The Drainage Easement is for the benefit of the Property and is deemed to be an appurtenant easement for the benefit of the Property.
4. Maintenance of Easement Area. Grantee shall maintain the Drainage Facilities in a good and workmanlike manner at all times, and Grantors shall permit Grantee and its employees and contractors access to the Drainage Facilities for such maintenance. In the event the Grantee fails to maintain the Drainage Facilities as provided herein, Grantors, or any of them, may, after twenty (20) days prior written notice to Grantee of the specific maintenance failure(s), at their option, undertake the required maintenance, and Grantee shall reimburse Grantors for the actual cost of such maintenance work and materials within ten (10) days of Grantee's receipt of a detailed invoice for the same. In the event Grantee fails to make payment as required, or fails to object to the cost and need for the maintenance within such ten (10) day period, Grantors may, at their option, declare the costs to be a Special Assessment (as defined in the Commercial Charter for Tradition recorded in OR Book 2098, Page 1697, public records of St. Lucie County, Florida) against the Property.
5. Development and Maintenance Activities. The development and maintenance of the Property and the Drainage Facilities shall be conducted in such a manner as to avoid unreasonable interference with the use and operation of the Water Management Tracts; provided, however, that the parties agree that the Grantee's development of the Property in accordance with the plans approved by the City of Port St. Lucie, and the Grantee's maintenance of the Property and the Drainage Facilities in accordance with this Agreement, shall be deemed to not unreasonably interfere with the use and operation of the Water Management Tracts.
6. Binding Effect. This Agreement shall run with the lands described herein, and shall be binding upon and inure to the benefit of the parties hereto and their transferees, successors and assigns.
7. Notices / Approvals. Any notice required or permitted to be given hereunder shall be in writing and may be given by hand delivery, by overnight courier with signature required, or by certified mail, return receipt requested, postage prepaid, to the addresses set forth above or to the addresses for the parties as reflected in the records of St. Lucie County, Florida. All requests for approvals shall be submitted as provided herein for the delivery of notices. If no response is received to the request for approval within twenty (20) days after delivery of the same, approval shall be deemed to have been given by the non-responding party. Except as expressly provided in this Agreement to the contrary, approvals in no instance shall be unreasonably withheld, conditioned or delayed.
8. Amendment. This Agreement may not be modified, amended or terminated without the written approval of all parties hereto.

9. All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by any party of any of the terms, covenants, restrictions or conditions hereof, the other party or parties shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach. All remedies shall be cumulative and not exclusive.
10. Attorneys Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding.
11. Waiver. No waiver of any of the provisions of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such waiver shall only be applicable to the specific waiver or issue to which it relates, and shall not be deemed to be a continuing or future waiver.
12. Governing Law / Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and venue for any litigation arising hereunder shall be in St. Lucie County, Florida.
13. Captions. The captions and paragraph headings contained herein are for reference and convenience only, and do not define, describe, extend or limit the scope or intent of this Agreement.
14. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same of this Agreement.
15. Documentary Stamp Tax. The consideration for this Agreement and the Drainage Easement, in addition to other considerations, is \$100.00, which has been paid. Florida documentary stamp tax and the cost of recording of this Agreement in the public records of St. Lucie County, Florida (to which all parties agree), shall be paid by the Grantee.

IN WITNESS HEREOF, the parties have executed this Drainage Easement Agreement on the date set forth above.

Witnesses:

Grantors:

CITY OF PORT ST. LUCIE, a Florida  
Municipality

Printed Name: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF ST. LUCIE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of City of Port St. Lucie, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of September, 2012.

\_\_\_\_\_  
Printed name:  
Notary Public, State of Florida  
Commission No.:  
My Commission Expires:

PSL ACQUISITIONS 1, LLC, an Iowa limited liability company

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Its Manager  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF ST. LUCIE )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_, as Manager of PSL Acquisitions 1, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of September, 2012.

\_\_\_\_\_  
Printed name:  
Notary Public, State of Florida  
Commission No.:  
My Commission Expires:

Witnesses:

Grantee:

**MANN RESEARCH CENTER, LLC, a  
Delaware limited liability company**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
John DelRusso, Its Manager

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA     )  
COUNTY OF ST. LUCIE    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared John DelRusso, as Manager of Mann Research Center, LLC, who is personally known to me or who has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of September, 2012.

\_\_\_\_\_  
Printed name:  
Notary Public, State of Florida  
Commission No.:  
My Commission Expires:

**Exhibit A**  
**Easement Area**

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
 ST. LUCIE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

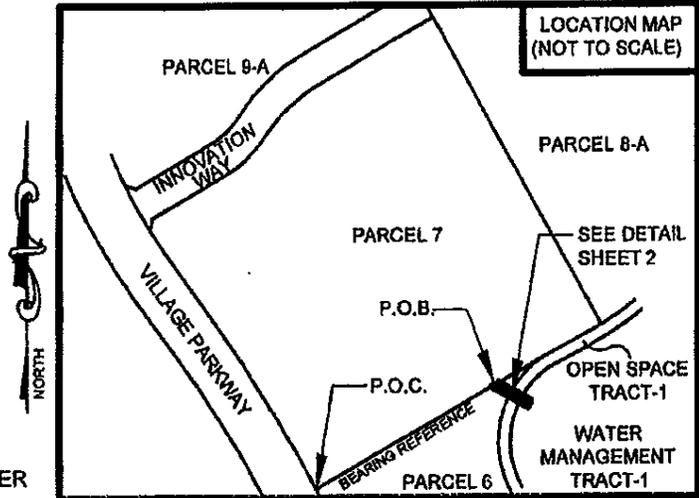
A PARCEL OF LAND LYING IN SOUTHERN GROVE PLAT NO. 4 (PLAT BOOK 56, PAGE 18-23, PUBLIC RECORDS OF ST LUCIE COUNTY, FL) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND, 20 FEET IN WIDTH, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 7 OF SAID PLAT, THENCE NORTH 60°57'40" EAST ALONG SOUTH LINE OF SAID PARCEL 7, A DISTANCE OF 610.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°10'32" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 115.28 FEET TO THE TERMINUS.

CONTAINING 2306 SQUARE FEET (0.05294 ACRES), MORE OR LESS.

NOTE: THE SIDELINES OF SAID STRIP OF LAND ARE EXTENDED OR TRUNCATED TO INTERSECT THE SOUTH LINE OF SAID PARCEL 7.



**LEGEND**

- INC. = INCORPORATED
- NO. = NUMBER
- # = NUMBER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- LS = LICENSED SURVEYOR
- LB = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- ☉ = CENTERLINE

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF PARCEL 7, (SOUTHERN GROVE PLAT NO. 4, PLAT BOOK 56, PAGE 18, ST LUCIE COUNTY) HAVING A BEARING OF NORTH 60°57'40" EAST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY, P.S.M.  
 FLORIDA LICENSE No. LS - 8841  
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

*(Signature)*

STEVEN N. BRICKLEY  
 PROFESSIONAL SURVEYOR AND MAPPER

9-6-2012  
 DATE OF SIGNATURE

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

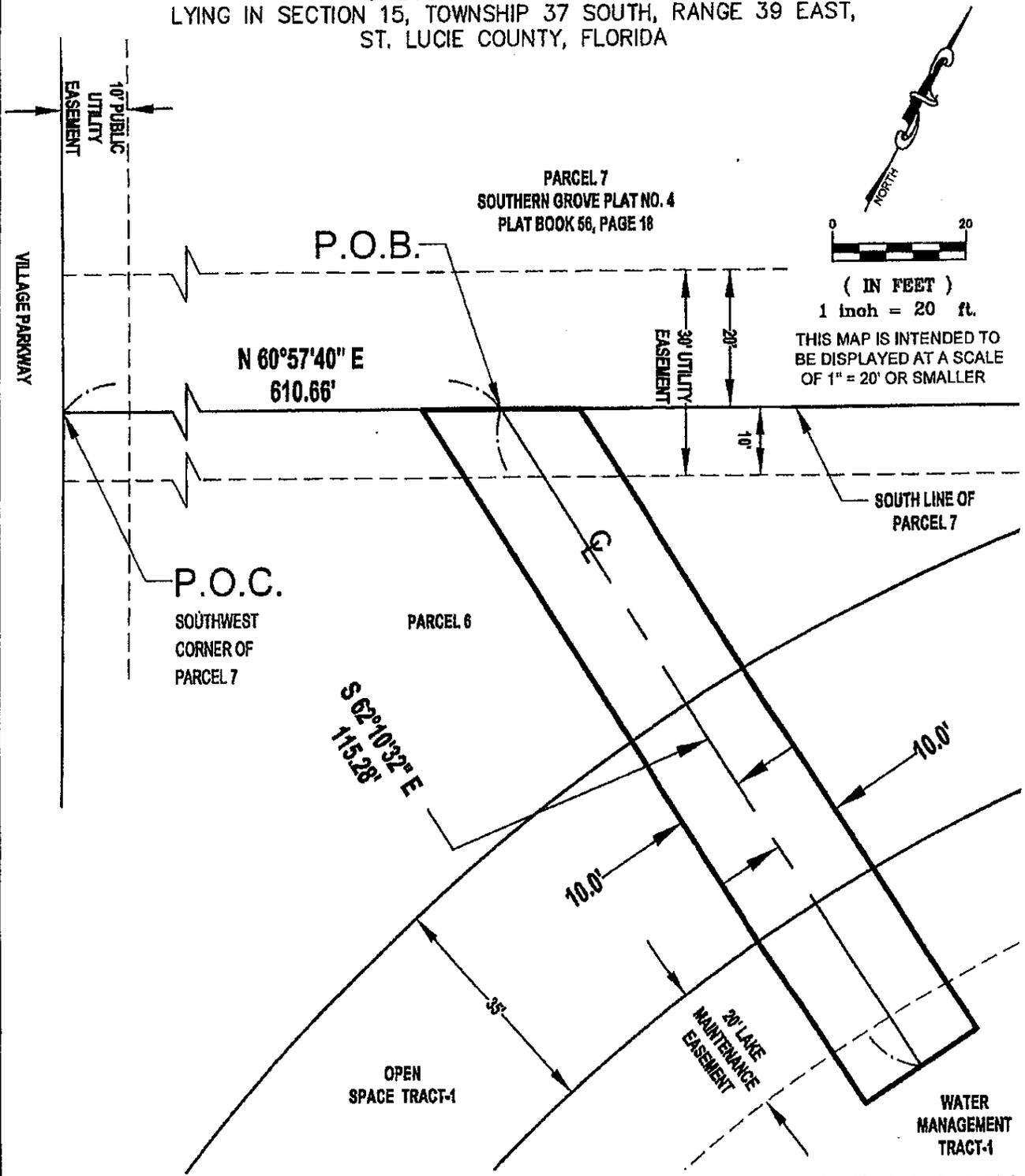
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CREECH ENGINEERS, INC.**  
 CIVILIZATION ENGINEERS  
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
 PROFESSIONAL SURVEYORS AND MAPPERS, LICENSED CERTIFICATE NO. LB-0008700

**MANN RESEARCH CENTER, LLC**  
**20' DRAINAGE EASEMENT**  
**'EXHIBIT G'**

<b>ST LUCIE COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 11070.00	REVISED DATE:	DATE: SEPT. 5, 2012	
CADD FILE: 11070_MANN Drain Easmt.dwg		SCALE: N/A	SHEET 1 OF 2

SKETCH OF DESCRIPTION  
 LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
 ST. LUCIE COUNTY, FLORIDA



( IN FEET )  
 1 inch = 20 ft.  
 THIS MAP IS INTENDED TO  
 BE DISPLAYED AT A SCALE  
 OF 1" = 20' OR SMALLER

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

**CREECH**  
 ENGINEERS, INC.

CIVILIZATION ENGINEERED  
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34987 (772) 283-1413  
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5159  
 PROFESSIONAL SURVEYORS AND MAPPERS, ANNUAL CERTIFICATE NO. LR-0008705

**MANN RESEARCH CENTER, LLC**  
**20' DRAINAGE EASEMENT**  
**"EXHIBIT G"**

<b>ST LUCIE COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 11070.00	REVISED DATE:	DATE: SEPT. 5, 2012	
CADD FILE: 11070 MANN Drain Easmt.dwg		SCALE: 1"=20'	SHEET 2 OF 2

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
 LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
 ST. LUCIE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

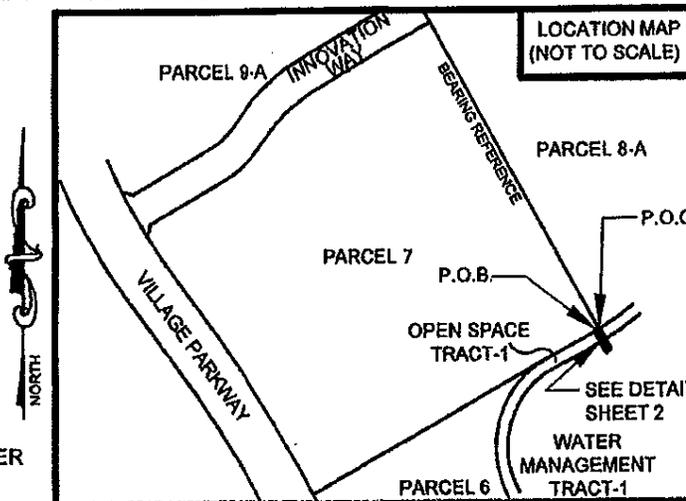
A PARCEL OF LAND LYING IN SOUTHERN GROVE PLAT NO. 4 (PLAT BOOK 66, PAGE 18-23, PUBLIC RECORDS OF ST LUCIE COUNTY, FL) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10 FEET IN WIDTH, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 7 OF SAID PLAT, THENCE 6.50 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIAL BEARING OF NORTH 31°24'18" WEST AND A RADIUS OF 963.00 FEET, THROUGH A CENTRAL ANGLE OF 00°23'13" ALONG SOUTH LINE OF SAID PARCEL 7, TO THE POINT OF BEGINNING; THENCE SOUTH 29°35'04" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 63.37 FEET TO THE TERMINUS.

CONTAINING 634 SQUARE FEET (0.01455 ACRES), MORE OR LESS

NOTE: THE SIDELINES OF SAID STRIP OF LAND ARE EXTENDED OR TRUNCATED TO INTERSECT THE SOUTH LINE OF SAID PARCEL 7.



**LEGEND**

- R = RADIUS
- Δ = INCLUDED ANGLE
- L = ARC LENGTH
- INC. = INCORPORATED
- NO. = NUMBER
- # = NUMBER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- LS = LICENSED SURVEYOR
- LB = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- (R.) = RADIAL BEARING OF CURVE
- C = CENTERLINE

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF PARCEL 7, (SOUTHERN GROVE PLAT NO. 4, PLAT BOOK 66, PAGE 18, ST LUCIE COUNTY) HAVING A BEARING OF NORTH 29°35'04" WEST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY, P.S.M.  
 FLORIDA LICENSE No. LS - 6841  
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

*(Signature)*

9-6-2012  
 DATE OF SIGNATURE

STEVEN N. BRICKLEY  
 PROFESSIONAL SURVEYOR AND MAPPER

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

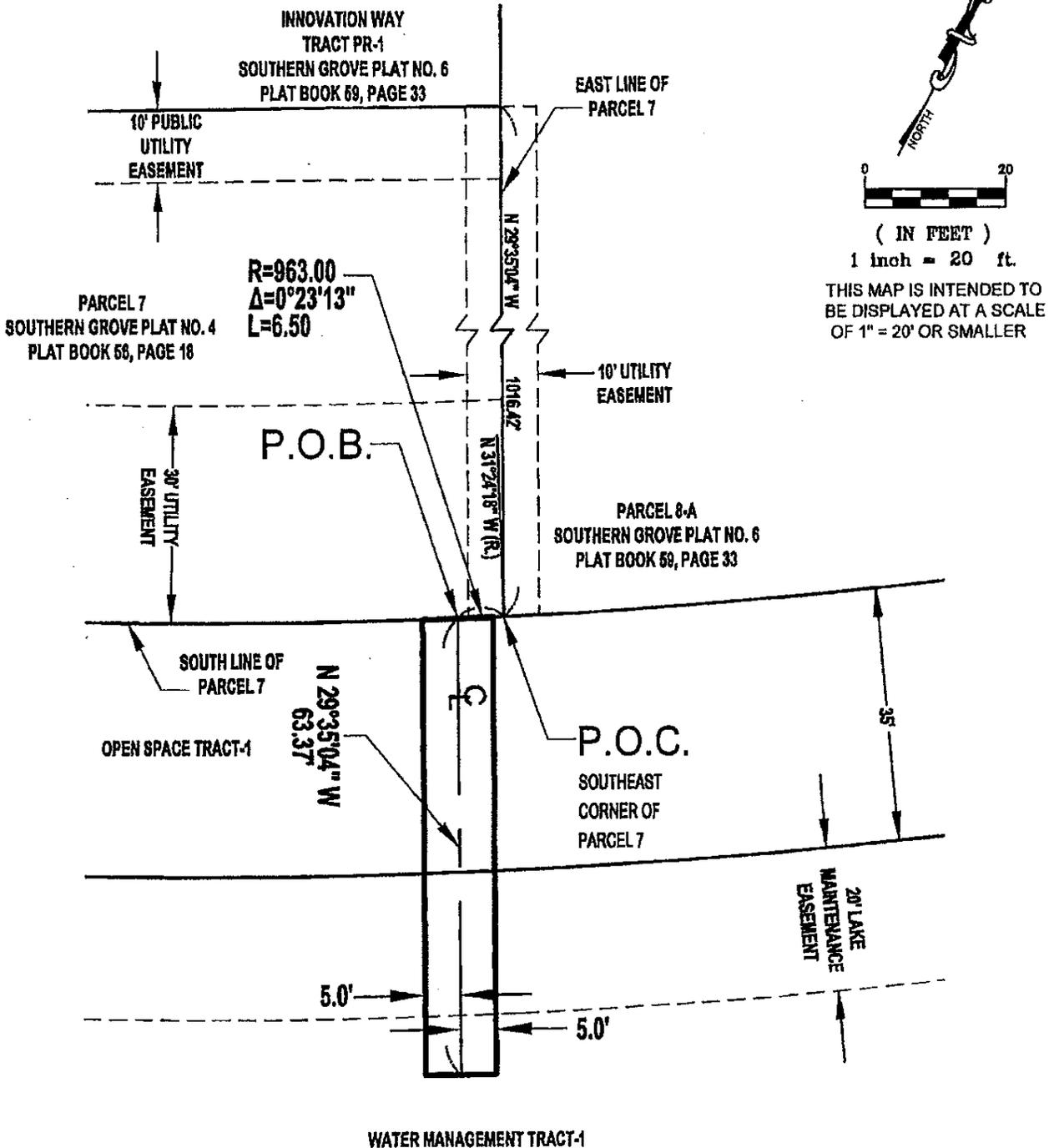
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CREECH ENGINEERS, INC.**  
 CIVILIZATION ENGINEERS  
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 6139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. 18-004905

**MANN RESEARCH CENTER, LLC**  
**10' DRAINAGE EASEMENT**  
**'EXHIBIT H'**

<b>ST LUCIE COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 11070.00	REVISED DATE:	DATE: SEPT. 5, 2012	
CADD FILE: 11070_MANN Drain Easmt.dwg		SCALE: N/A	SHEET 1 OF 2

**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
 ST. LUCIE COUNTY, FLORIDA



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

**CREECH**  
**ENGINEERS, INC.**

**CIVILIZATION ENGINEERED**  
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 6139  
 PROFESSIONAL SURVEYORS AND MAPPERS, ADVANCED CERTIFICATE NO. LB-0008705

**MANN RESEARCH CENTER, LLC**  
**10' DRAINAGE EASEMENT**  
**'EXHIBIT H'**

<b>ST LUCIE COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 11070.00	REVISED DATE:	DATE: SEPT. 5, 2012	
CADD FILE: 11070_MANN Drain Easmt.dwg		SCALE: 1"=20'	SHEET 2 OF 2

**Exhibit B**  
**Grantee Property**

**Parcel 7 of Southern Grove Plat No. 4, as recorded in Plat Book 56, Pages 18-23, public records of St. Lucie County, Florida.**

**Exhibit C**  
**Water Management Tracts**

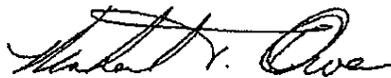
**THIS IS NOT A SURVEY**

**DESCRIPTION**

ALL OF WATER MANAGEMENT TRACT -1 (WMT-1) AND WATER MANAGEMENT TRACT - 2 (WMT-2) ACCORDING TO THE PLAT OF SOUTHERN GROVES PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 17, OF THE PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF WATER MANAGEMENT TRACT 2 (WMT-2), THAT WAS REMOVED AND OR DELETED, ACCORDING TO THE PLAT OF SOUTHERN GROVES PLAT NO. 6, AS RECORDED IN PLAT BOOK 59, PAGE 33, OF THE PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA.

CONTAINING 45.8 ACRES MORE OR LESS



Michael T. Owen P.S.M. Professional Surveyor & Mapper

5-12-2010

Date:

**SKETCH & DESCRIPTION**

PREPARED FOR:

**WHITING - TURNER**



**GEOMATICS SERVICES Inc.**

PROFESSIONAL SURVEYORS & MAPPERS

3815 S.W. Sovoy Dr. PALM CITY, FLORIDA

(772) 410-8383 FAX (772) 408-4208

CERTIFICATE OF AUTHORIZATION LB# 7673

JOB No. : 10-064  
SCALE : 1" = 600'

DATE: 5-12-2010  
DRAWN BY: ERA

CHECKED BY: MTO  
CADD FILE : 10-064 Rev E.dwg

SHEET **1** OF **2**

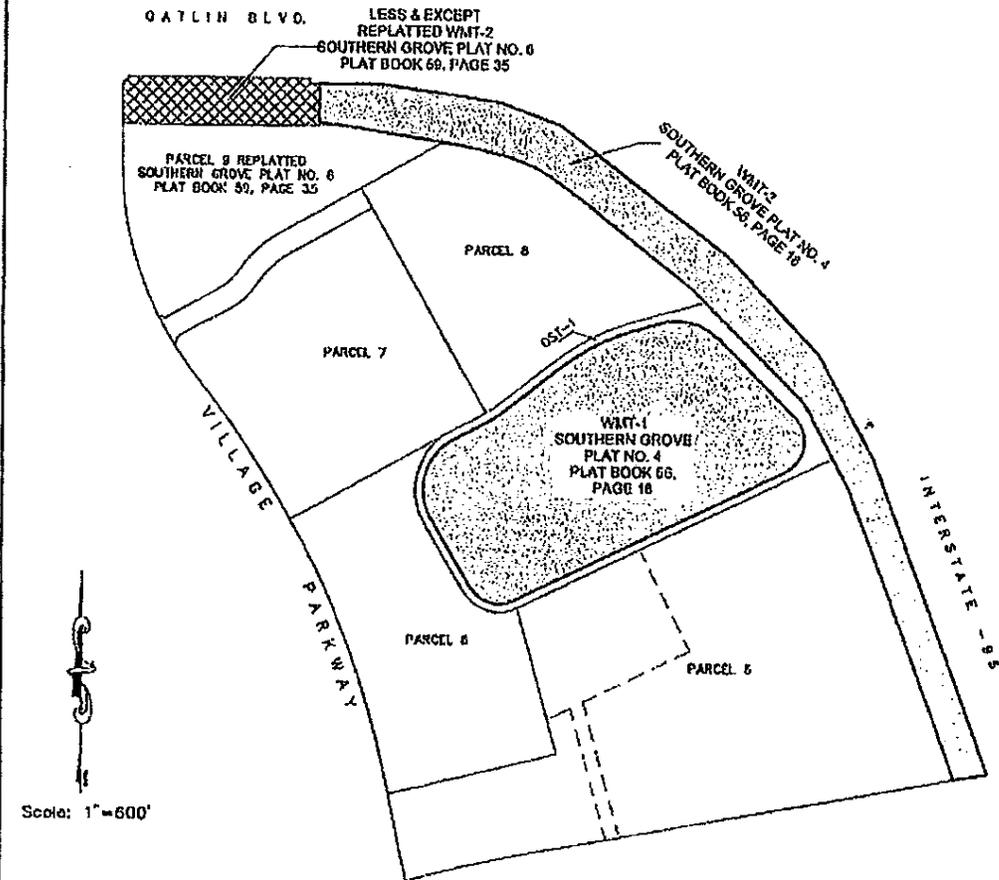
ALL OF WATER MANAGEMENT TRACT --1 (WMT-1) AND WATER MANAGEMENT TRACT - 2 (WMT-2)  
ACCORDING TO THE PLAT OF SOUTHERN GROVES PLAT NO. 4, AS RECORDED IN PLAT BOOK 58, PAGE  
17, OF THE PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF WATER MANAGEMENT TRACT 2 (WMT-2), THAT WAS REMOVED AND  
OR DELETED, ACCORDING TO THE PLAT OF SOUTHERN GROVES PLAT NO. 6, AS RECORDED IN PLAT  
BOOK 59, PAGE 33, OF THE PUBLIC RECORDS ST. LUCIE COUNTY, FLORIDA.

CONTAINING 45.8 ACRES MORE OR LESS

10004 800 8000000 8110000 8200000 8300000 8400000 8500000 8600000 8700000 8800000 8900000 9000000 9100000 9200000 9300000 9400000 9500000 9600000 9700000 9800000 9900000 10000000

**THIS IS NOT A SURVEY**



WMT DENOTES WATER MANAGEMENT TRACT  
OST DENOTES OPEN SPACE TRACT

**SKETCH & DESCRIPTION**

PREPARED FOR:  
**WHITING - TURNER**



**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

JOB No. : 10-064 DATE: 5-12-2010 CHECKED BY: JTO  
SCALE : 1"= 600' DRAWN BY: ERII CADD FILE : 10-054 Rev Esm1

SHEET **2** OF **2**

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**MEMORANDUM**

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TO: GREGORY J. ORAVEC, CITY MANAGER

THRU: ROGER G. ORR, CITY ATTORNEY 

FROM: PAM E. BOOKER, SENIOR ASSISTANT CITY ATTORNEY 

DATE: OCTOBER 8, 2012

SUBJECT: MANN RESEARCH CENTER, LLC  
STORM WATER DRAINAGE EASEMENT AGREEMENT

---

Attached please find an Ordinance and a Drainage Easement Agreement from the City of Port St. Lucie to Mann Research Center, LLC. The Drainage Easement Agreement provides drainage, flowage and storage of surface water for the Mann Research Center located at the Tradition Center for Innovation. Please place this item on the October 15, 2012, City Council agenda. Should you have any questions or need addition information, please contact me at 871-5165.

PB/liw

**RECEIVED**

OCT 08 2012

City Manager's Office