



CITY OF PORT ST LUCIE

COUNCIL AGENDA MEMORANDUM

Agenda Item #: 10A
Meeting Date: 12/12/16

TO: Mayor and City Council

VIA: Russ Blackburn, City Manager *RB*
James E. Angstadt, P.E., Public Works Director *JEA*

FROM: Frank Knott, Project Manager *JK*

Agenda Item: Ordinance:
Abandonment of a Portion of a 50-foot Wide Flowage
Easement *16-93*

Submittal Date: 12/2/2016

STRATEGIC PLAN LINK: Mission: Responsive to the Community

BACKGROUND: Tradition Land Company, Inc. has requested the abandonment of a portion of a 50-foot wide flowage easement. The flowage easement is in the process of being re-platted to include the necessary infrastructure improvements to provide connectivity of the drainage system.

ANALYSIS: N/A

FINANCIAL INFORMATION: N/A

LEGAL INFORMATION: Reviewed by Attorney Ella Gilbert on December 2, 2016 and approved as to form.

STAFF RECOMMENDATION: The request has been recommended for approval by the Public Works Director.

SPECIAL CONSIDERATION: N/A

PRESENTATION INFORMATION: N/A

REQUESTED MEETING DATE: 12/12/2016

LOCATION OF PROJECT: Village Point at Tradition – in the area between Community Boulevard and Village Parkway.

ATTACHMENTS: Ordinance and Location Map.

ORDINANCE 16 - 93

AN ORDINANCE AUTHORIZING THE SECOND ABANDONMENT AND TERMINATION OF A PORTION OF A FIFTY FOOT FLOWAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2902, AT PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ABANDONING AND RELEASING SAID PORTION OF FLOWAGE EASEMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Horizons St. Lucie Development, LLC, a Florida limited liability company ("Horizons"), entered into a Flowage Easement for Southern Grove to the City of Port St. Lucie, a Florida municipal corporation ("City"), recorded on November 7, 2007 in Original Records Book 2902, at Page 1177, of the Public Records of St. Lucie, Florida, which is more specifically described in Exhibit "1" and is attached hereto and incorporated herein; and

WHEREAS, Horizons is an affiliate of Tradition Land Company, LLC, a Foreign limited liability company ("Tradition"); and

WHEREAS, Tradition is the record owner of the lands encompassed by the Southern Grove Plat No. 11, recorded on December 3, 2014, in Plat Book 70 at Page 15 of the Public Records of St. Lucie County, Florida; and

WHEREAS, Tradition abandoned and terminated a portion of the Flowage Easement for Southern Grove to the City of Port St. Lucie more specifically described in Exhibit "1" pursuant to that certain Partial Abandonment and Termination of Flowage Easement [MDX Parcel] recorded on September 29, 2016, in Official Records Book 3917, Page 2558, Public Records of St. Lucie County, Florida, more specifically described in Exhibit "2"; and

WHEREAS, Tradition has requested that the City partially abandon a second flowage easement; and that portion of the flowage easement is more specifically described in Exhibit "3," which is attached hereto and incorporated herein; and

WHEREAS, City Staff has reviewed the request to abandon a portion of the flowage easement and is in agreement with that request; and

WHEREAS, the City desires to release, vacate and abandon its interests in and to a portion of the flowage easement, which is more specifically and legally described in the attached Exhibit "3."

NOW THEREFORE, THE CITY OF PORT ST. LUCIE HEREBY ORDAINS:

Section 1. The City Council of the City of Port St. Lucie, Florida hereby adopts and ratifies those matters set forth in the foregoing recitals.

ORDINANCE 16 - 93

Section 2. That there is hereby authorized the abandonment and release of the portion of the flowage easement that is more specifically and legally described in the attached Exhibit "3". The Mayor and City Officials are hereby authorized to execute any and all documents necessary to formalize and complete the abandonment of easement contemplated herein.

Section 3. That this Ordinance shall become effective immediately after its final adoption.

PASSED AND APPROVED by the City Council of the City of Port St. Lucie, this ____ day of _____, 2017.

ATTEST:

CITY COUNCIL
CITY OF PORT ST. LUCIE

Karen A. Phillips, City Clerk

By: _____
Gregory J. Oravec, Mayor

APPROVED AS TO FORM:

By: _____
O. Reginald Osenton, City Attorney



Area to be Abandoned

Tradition Parkway

SW Village Pkwy

SW Innovation Way

SW Community Blvd

SW Village Pkwy



Abandonment - Portion of a 50-Foot Flowage Easement

11/28/2016



CITY OF PORT ST. LUCIE
CITY ATTORNEY

MEMORANDUM

TO: FRANK KNOTT, PROJECT MANAGER
JAMES ANGSTADT, PUBLIC WORKS DIRECTOR

FROM: ELLA M. GILBERT, STAFF ATTORNEY *EMG*

DATE: DECEMBER 2, 2016

SUBJECT: ORDINANCE 16-____
AUTHORIZING THE SECOND PARTIAL ABANDONMENT AND TERMINATION OF A PORTION OF A FIFTY FOOT FLOWAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2902, AT PAGE 1177, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; PARTIALLY ABANDONING AND RELEASING SAID PORTION OF FLOWAGE EASEMENT; PROVIDING AN EFFECTIVE DATE.

Pursuant to your Department's request, I have prepared an ordinance for review and approval by the City Council which shall serve to partially abandon and release a 50 foot portion of flowage easement within Southern Grove. The abandonment request was made subsequent to the creation of a defined and permanent flowage path defined by Flowage Easement No. 1 as shown on Southern Grove Plat No. 18.

Accordingly, the required ordinance for review and approval by the City Council is attached. The ordinance authorizes the Mayor and City Officials to execute any and all documents necessary to formalize and complete the abandonment of the blanket flowage easement. Please process this ordinance as required for placement of this matter on the agenda for the appropriate City Council Meeting. If you have any questions, please do not hesitate to contact me.

EMG/jl

Attachments: Ordinance 16-____ with Exhibits
cc: Roxanne Chesser, P.E., Assistant Director, Public Works
O. Reginald Osenton, City Attorney

COMPOSITE

EXHIBIT “A”

(Ordinance 16-____
with exhibits)

EXHIBIT 1

FLOWAGE EASEMENT FOR SOUTHERN GROVE

(Original Records Book
2902, Page 1177)

Return to:
City of Port St. Lucie
City Attorney's Office
121 SW Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
(772) 873-6321

PROJECT:

FLOWAGE EASEMENT
[MXD Parcel]

THIS EASEMENT, granted this 30 day of October, 2007, by **HORIZONS ST. LUCIE DEVELOPMENT, LLC**, a Florida limited liability company, whose mailing address is 10521 SW Village Center Drive, Suite 201, Port St. Lucie, Florida 34987, as "Grantor" to the **CITY OF PORT ST. LUCIE**, a Florida municipal corporation, whose mailing address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984, 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 easement for surface water drainage, on the following described lands located in St. Lucie County, Florida, to wit (the "Easement Area"):

See attached Exhibit "A" through Exhibit "C", inclusive, which are incorporated herein by reference.

Subject to easements, restrictions, and reservations of record.

Grantor shall maintain this Easement at its sole cost and expense. If flowage is obstructed, Grantee shall have the right to take action in compliance with applicable laws necessary to maintain the Easement in the event Grantor shall fail to maintain the easement upon thirty (30) days written notice to Grantor (or such shorter period of time as is necessary in the event of an emergency).

Notwithstanding anything contained herein to the contrary, Grantor may relocate the location of the easement granted herein from time to time with the written consent of Grantee.

TO HAVE AND TO HOLD the same unto the Grantee, together with the right to enforce the intended use stated herein. 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 land described above.

(signature page follows)

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

WITNESSES:

HORIZONS ST. LUCIE
DEVELOPMENT, LLC

J. Paul Fanning
(Print Name) J. Paul Fanning
Mary Christine Moore
(Print Name) Mary Christine Moore

By: [Signature]
Title: Vice President
Name: Michael L. Arnold

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument, as acknowledged before me this 18th day of October, 2007, by Michael L. Arnold as Vice President of Horizons St. Lucie Development, LLC, a Florida limited liability company, who is personally known to me, or who has produced _____ as identification.



Mary Christine Moore
Notary Public, State of
(Print Name) Mary Christine Moore

*** SIGNATURES CONTINUE ON FOLLOWING PAGE ***

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DESCRIPTION: FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4

BEING AN EASEMENT 50.00 FEET IN WIDTH LYING OVER A PORTION OF OPEN SPACE TRACT "O.S.T.-1", WATER MANAGEMENT TRACTS "W.M.T.-1 AND W.M.T.-2", OF SAID SOUTHERN GROVE PLAT NO. 4 AND LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 6. SAID CORNER BEING A POINT OF RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 4075.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY LINE OF SAID PARCEL 6, THRU A CENTRAL ANGLE OF 01°07'30", AN ARC DISTANCE OF 80.01 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 62°05'15" WEST); THENCE NORTH 60°57'40" EAST, DEPARTING SAID WESTERLY LINE, A DISTANCE OF 512.11 FEET; THENCE SOUTH 82°28'10" EAST, A DISTANCE OF 60.25 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID "O.S.T.-1 AND THE POINT OF BEGINNING;

THENCE SOUTH 82°28'10" EAST, A DISTANCE OF 559.21 FEET; THENCE NORTH 63°46'39" EAST, A DISTANCE OF 1064.37 FEET; THENCE NORTH 46°27'47" EAST, A DISTANCE OF 170.90 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OF PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES.

CONTAINING 2.059 ACRES, MORE OR LESS.

NOTE:

THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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:

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

Julian D. Morris 9-17-07
 JULIAN D. MORRIS DATE OF SIGNATURE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4731

G:\Projects\820-899\PL865\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PL865 S G PLAT 4 WMT-1 FLOWAGE ESMT-SD01.dwg 9/17/2007 2:57:30 PM EDT

© 2007 ARCADIS US, INC.



190 NW PEACOCK BLVD., SUITE 10
 Fort St. Lucia, Florida 34886

Tel: (772) 878-1200 Fax: (772) 878-1802
 www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE N/A	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 O.S.T.-1, W.M.T.-1 & W.M.T.-2		DATE: 9-17-07	DRAWN BY JDM
PROJECT NUMBER PL865SD01		DRAWING NUMBER PL865	
SHEET 1 OF 3			

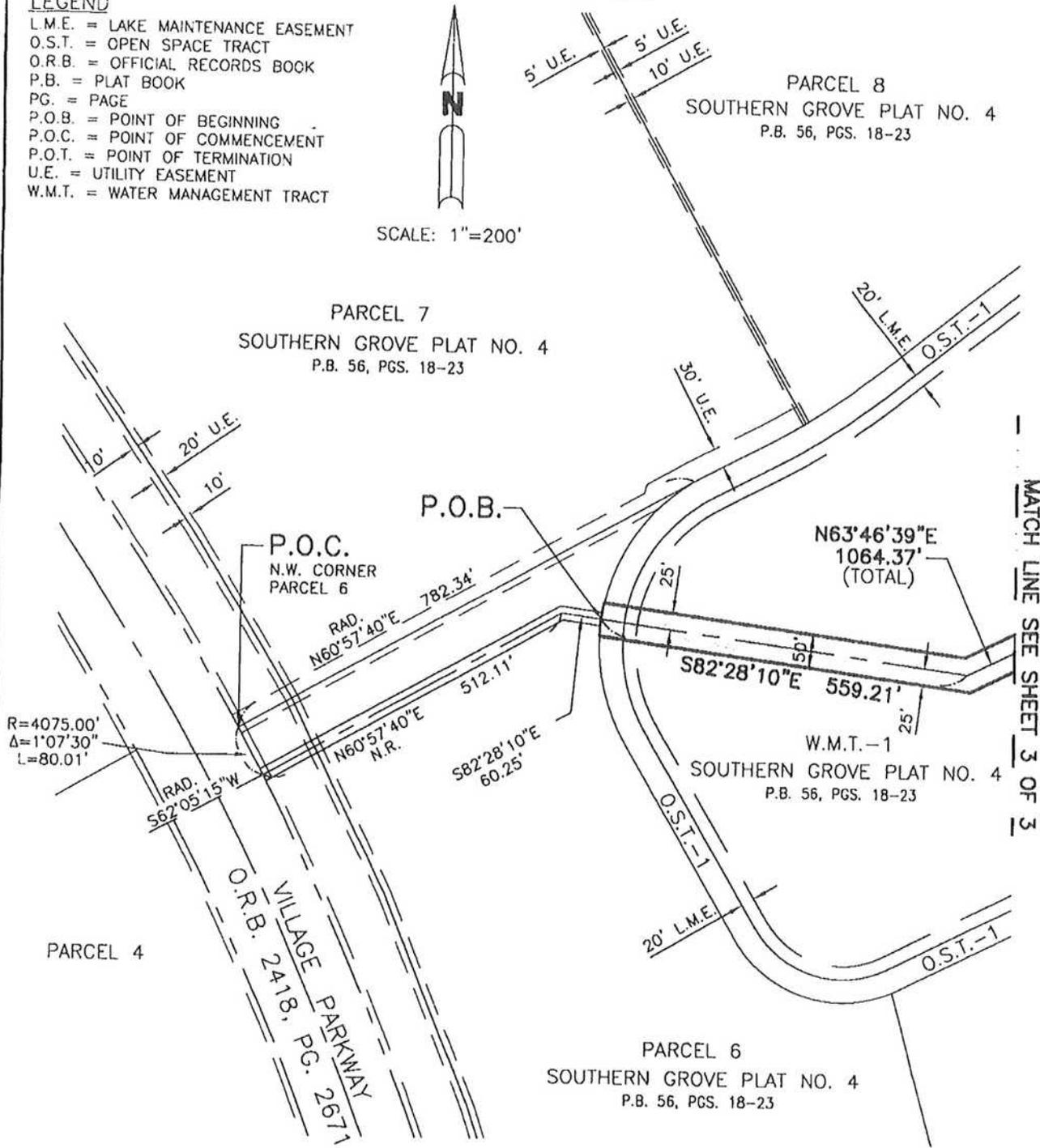
DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!

LEGEND

- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.S.T. = OPEN SPACE TRACT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINATION
- U.E. = UTILITY EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT



SCALE: 1"=200'



G:\Projects\803-895\PLB65\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PLB65 S G PLAT 4 WMT-1 FLOWAGE ESMT-SD01.dwg 9/17/2007 2:57:30 PM EDT

© 2007 ARCADIS U.S., INC.



500 NW PEACOCK BLVD, SUITE 10
Port St Lucie, Florida 34986

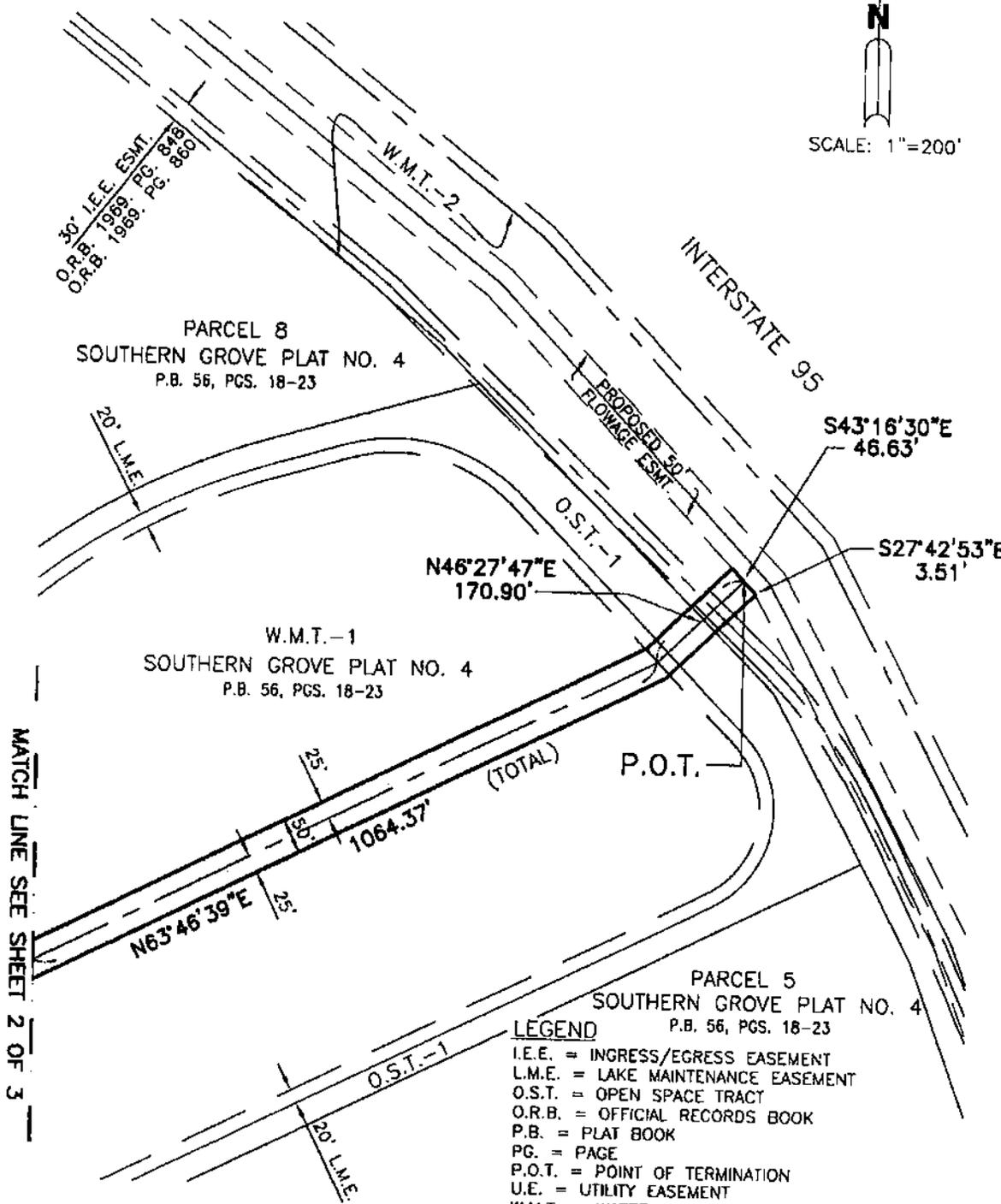
Tel: (772) 878-1700 Fax: (772) 878-1802
www.arcadis-usa.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNCR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 O.S.T.-1, W.M.T.-1 & W.M.T.-2		DATE: 9-17-07	DRAWN BY JDM
SHEET 2 OF 3		PROJECT NUMBER B865SD01	DRAWING NUMBER B865

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'



MATCH LINE SEE SHEET 2 OF 3

LEGEND

- I.E.E. = INGRESS/EGRESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.S.T. = OPEN SPACE TRACT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.T. = POINT OF TERMINATION
- U.E. = UTILITY EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT

G:\Projects\800-899\PL865\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PL865 3 G PLAT 4 WMT-1 FLOWAGE ESMT-SDC2.dwg 9/17/2007 2:31:39 PM EDT

ARCADIS
ARCADIS U.S., Inc.
 680 NW PEACOCK BLVD., SUITE 10
 Fort St. Lucie, Florida 34986
 Tel: (772) 878-1700 Fax: (772) 878-1802
 www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 O.S.T.-1, W.M.T.-1 & W.M.T.-2		DATE: 9-17-07	DRAWN BY JOM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865
SHEET 3 OF 3			

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DESCRIPTION: FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4

BEING AN EASEMENT 50.00 FEET IN WIDTH LYING OVER A PORTION OF SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING 25.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL 2 OF SAID SOUTHERN GROVE PLAT NO. 4; THENCE TRAVERSING THE WEST LINE OF SAID PARCEL 2 BY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°02'55" EAST, ALONG THE WEST LINE OF SAID PARCEL 2 AS A BASIS OF BEARINGS, A DISTANCE OF 428.71 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1507.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°23'21", AN ARC DISTANCE OF 352.16 FEET TO A POINT OF RADIAL INTERSECTION WITH A LINE;

THENCE NORTH 76°33'44" EAST, DEPARTING SAID WEST LINE OF PARCEL 2, A DISTANCE OF 126.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 76°33'44" EAST, A DISTANCE OF 65.03 FEET; THENCE NORTH 13°26'16" WEST, A DISTANCE OF 22.81 FEET; THENCE NORTH 03°24'57" WEST, A DISTANCE OF 448.20 FEET TO REFERENCE POINT "A" (FOR FUTURE REFERENCE); THENCE NORTH 10°58'31" EAST, A DISTANCE OF 45.63 FEET; THENCE NORTH 05°24'08" EAST, A DISTANCE OF 103.62 FEET; THENCE NORTH 62°01'25" EAST, A DISTANCE OF 516.72 FEET; THENCE SOUTH 89°29'34" EAST, A DISTANCE OF 648.75 FEET; THENCE SOUTH 32°47'05" EAST, A DISTANCE OF 366.84 FEET; THENCE NORTH 85°54'42" EAST, A DISTANCE OF 471.86 FEET; THENCE NORTH 06°28'51" EAST, A DISTANCE OF 85.12 FEET; THENCE NORTH 78°23'56" EAST, A DISTANCE OF 20.43 FEET TO A POINT OF INTERSECTION WITH THE EAST SIDE OF SAID PARCEL 2; SAID POINT ALSO BEING REFERENCE POINT "B" (FOR FUTURE REFERENCE) AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT "B"; THENCE NORTH 78°23'56" EAST, A DISTANCE OF 153.13 FEET TO THE THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL 9 OF SAID SOUTHERN GROVE PLAT NO. 4; THENCE CONTINUE NORTH 78°23'56" EAST, A DISTANCE OF 101.90 FEET; THENCE NORTH 76°30'46" EAST, A DISTANCE OF 383.26 FEET; THENCE SOUTH 89°58'15" EAST, A DISTANCE OF 705.41 FEET; THENCE SOUTH 81°56'34" EAST, A DISTANCE OF 447.87 FEET; THENCE SOUTH 69°58'48" EAST, A DISTANCE OF 253.35 FEET; THENCE SOUTH 52°20'12" EAST, A DISTANCE OF 887.17 FEET; THENCE SOUTH 43°16'30" EAST, A DISTANCE OF 571.31 FEET; THENCE SOUTH 27°42'53" EAST, A DISTANCE OF 572.84 FEET; THENCE SOUTH 19°33'44" EAST, A DISTANCE OF 1352.34 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID SOUTHERN GROVE PLAT NO. 4 AND THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE. THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OF PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES

NOTE:

THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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:

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

Julian D. Morris 9-11-07
 JULIAN D. MORRIS DATE OF SIGNATURE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4731

<p>ARCADIS U.S., Inc. 590 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986 Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com</p>	PROJECT MANAGER PROJMNGR		DEPARTMENT MANAGER DEPTMNGR		SCALE: N/A	CHECKED BY MITX
	SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07		DRAWN BY JDM	
			PROJECT NUMBER PL865SD01		DRAWING NUMBER PL865	
	SHEET 1 OF 7					

© 2007 ARCADIS U.S., INC.

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

DESCRIPTION: FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4 Continued.

TOGETHER WITH:

BEING AN EASEMENT LYING OVER A PORTION OF SAID PARCEL 2 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE NORTH 86°13'13" WEST, A DISTANCE OF 25.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°01'29" WEST, A DISTANCE OF 32.75 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 84°45'50" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID, THRU A CENTRAL ANGLE OF 11°28'42". AN ARC DISTANCE OF 50.08 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 73°17'08" EAST); THENCE SOUTH 79°01'29" EAST ALONG SAID LINE, A DISTANCE OF 32.51 FEET; THENCE SOUTH 05°24'08" WEST, A DISTANCE OF 2.45 FEET; THENCE SOUTH 10°58'31" WEST, A DISTANCE OF 47.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.301 TOTAL ACRES, MORE OR LESS

G:\AP\Projects\1800-859\PL865\CAD\SURVEY\CASEMENTS\FLOWAGE EASEMENTS\PL865 S G PLAT NO 4 FLOWAGE ESMT-S001.dwg 9/11/2007 12:52:41 PM EUT

© 2007 ARCADIS U.S., INC.



590 NW PEACOCK BLVD., SUITE 10
Port St. Lucie, Florida 34986

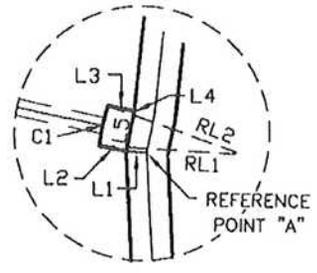
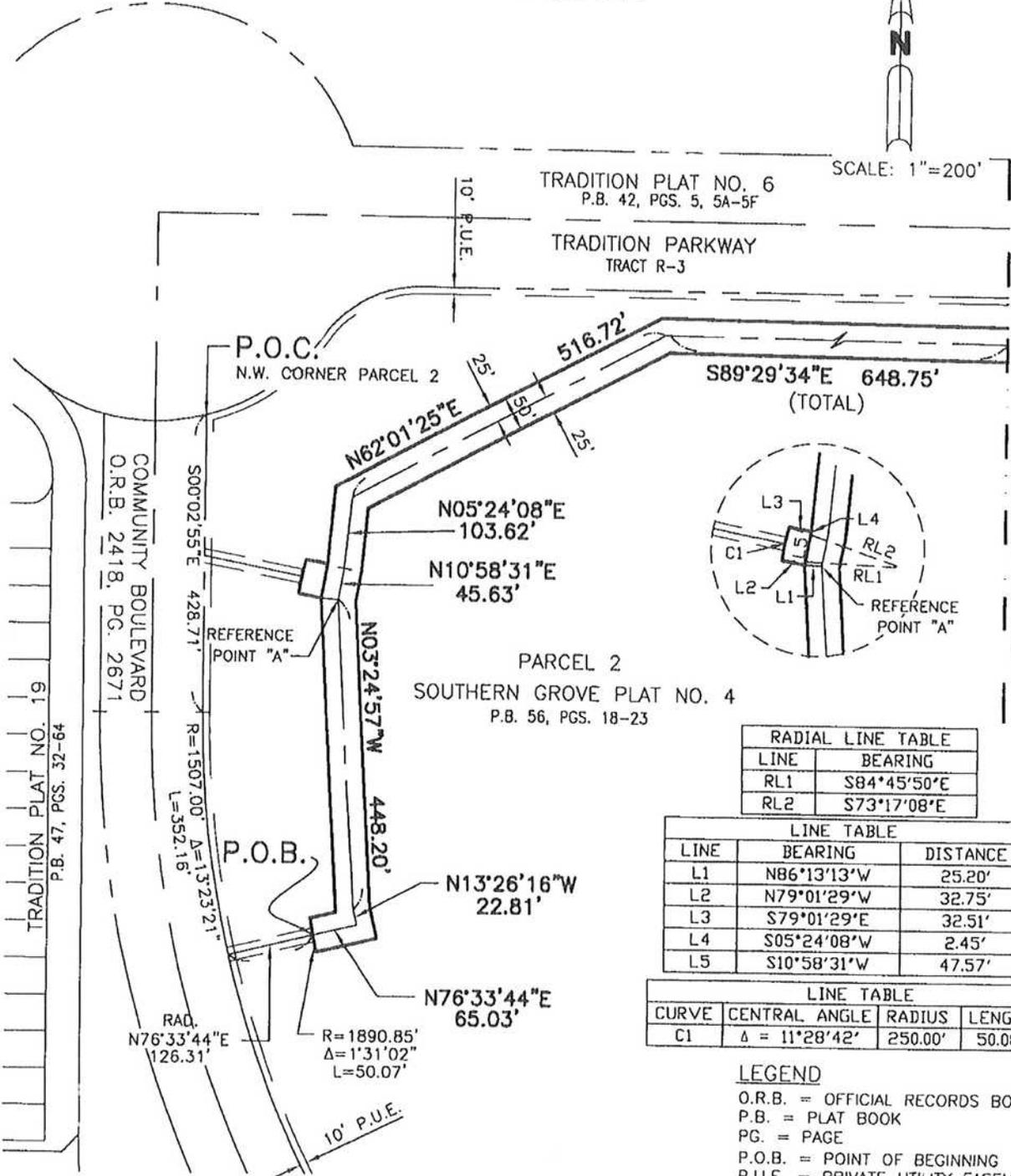
Tel: (772) 878-1700 Fax: (772) 878-1802
www.arcadis-us.com

PROJECT MANAGER PROJMGR	DEPARTMENT MANAGER DEPTMGR	SCALE: N/A	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
SHEET 2 OF 7		PROJECT NUMBER PL865S001	DRAWING NUMBER PL865

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'



RADIAL LINE TABLE	
LINE	BEARING
RL1	S84°45'50"E
RL2	S73°17'08"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°13'13"W	25.20'
L2	N79°01'29"W	32.75'
L3	S79°01'29"E	32.51'
L4	S05°24'08"W	2.45'
L5	S10°58'31"W	47.57'

LINE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	Δ = 11°28'42"	250.00'	50.08'

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL
- U.E. = UTILITY EASEMENT

G:\Projects\800-895\PLB65\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PLB65 S G PLAT NO 4 FLOWAGE ESMT-SD01.dwg 9/11/2007 12:52:41 PM EDT

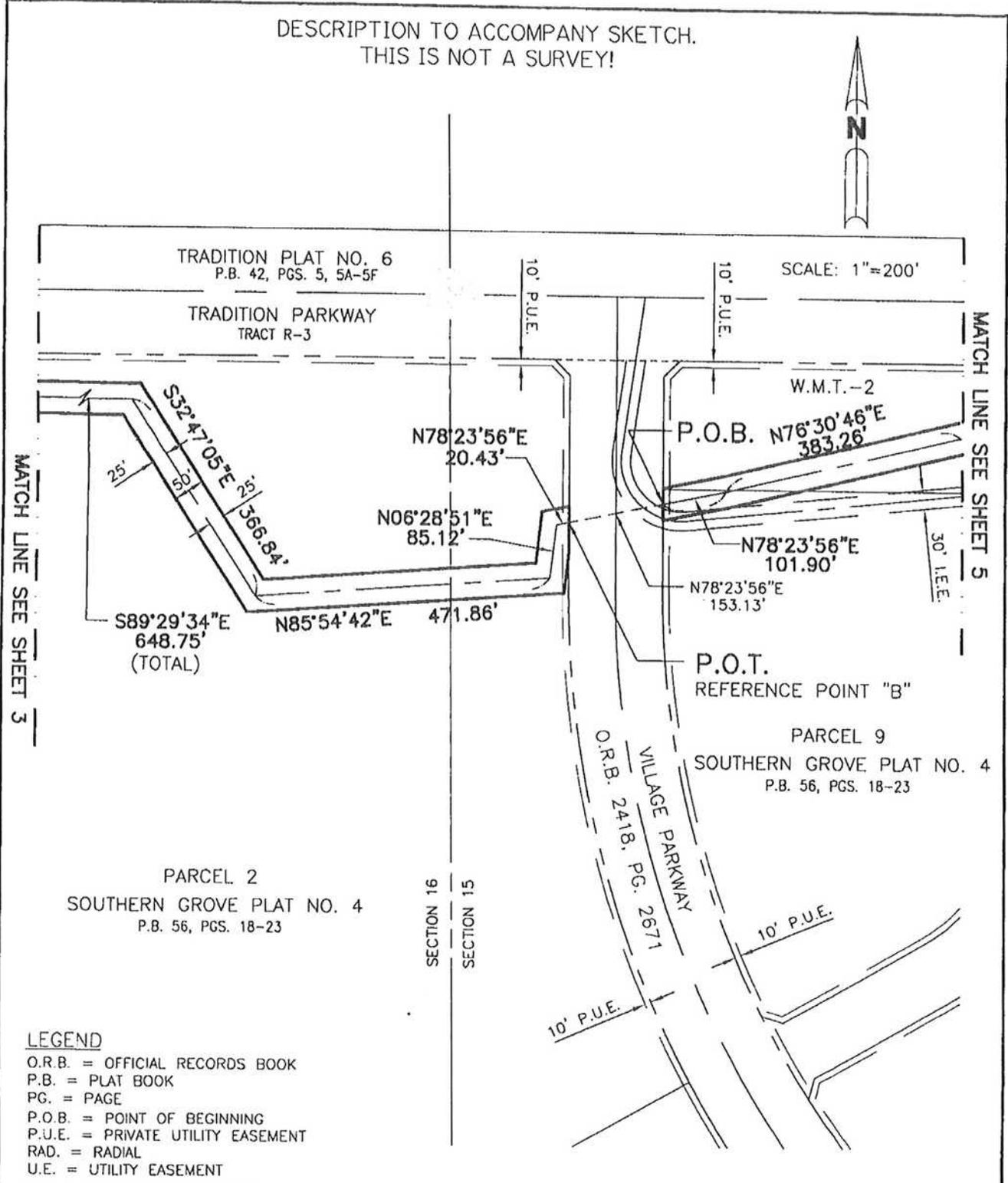
© 2007 ARCADIS US, INC.

ARCADIS U.S., Inc.
590 NW PEACOCK BLVD., SUITE 10
Port St. Lucie, Florida 34988

Tel: (772) 878-1700 Fax: (772) 878-1802
www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
		PROJECT NUMBER B865SD01	DRAWING NUMBER B865
SHEET 3 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 5

SECTION 16
SECTION 15

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL
- U.E. = UTILITY EASEMENT

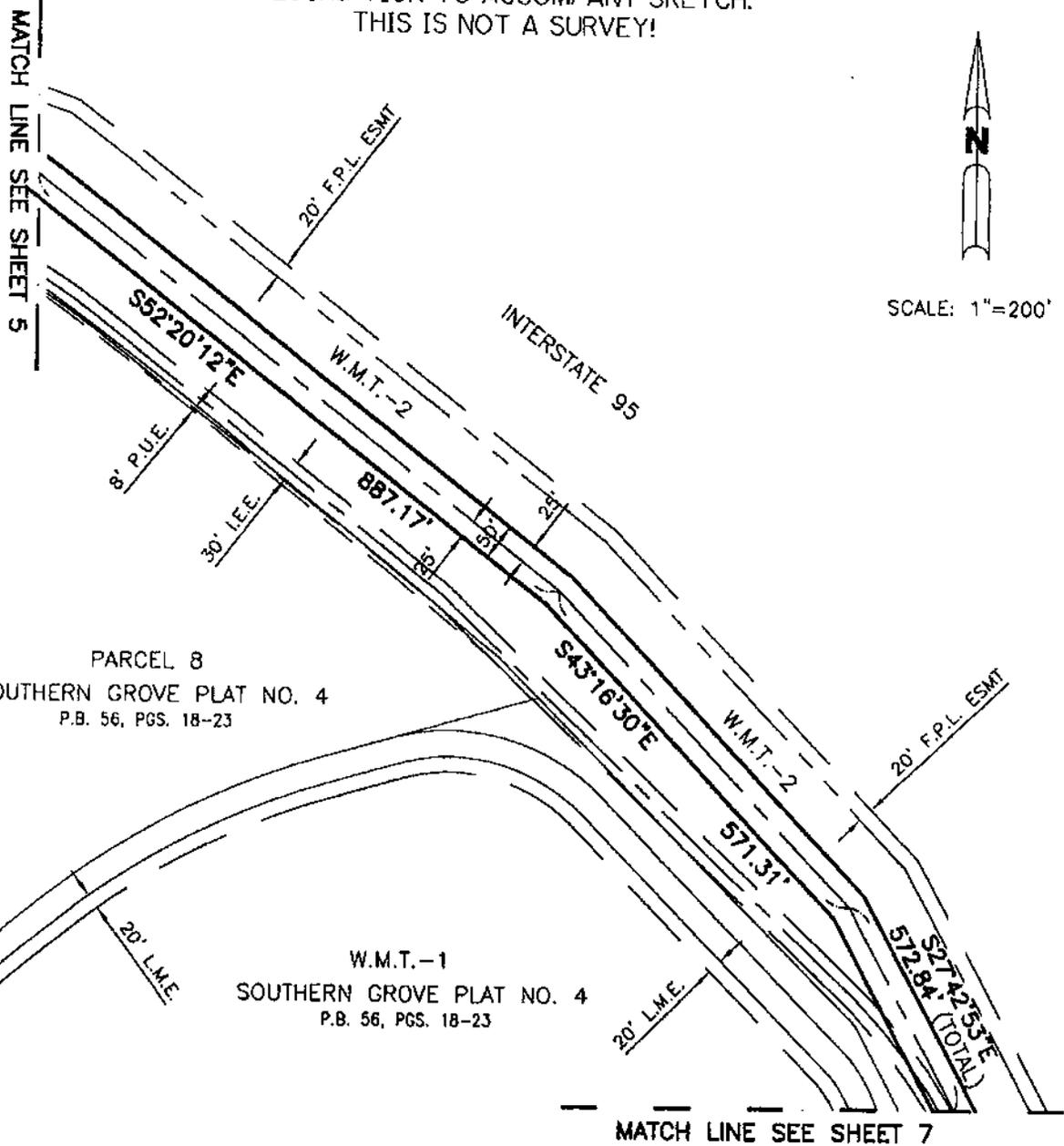
G:\Projects\B00-899\PLB65\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PLB65 S G PLAT NO 4 FLOWAGE ESMT-SD02.dwg 9/11/2007 1:00:29 PM EDT

© 2007 ARCADIS U.S., INC.

ARCADIS U.S., Inc.
590 HW PEACOCK BLVD., SUITE 10
Port St. Lucie, Florida 34986
Tel: (772) 878-1700 Fax: (772) 878-1802
www.arcadis-us.com

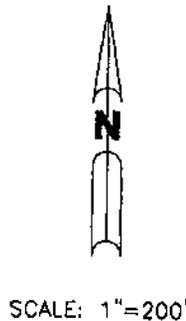
PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
PROJECT NUMBER B865SD01		DRAWING NUMBER B865	
SHEET 4 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



PARCEL 8
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PGS. 18-23

W.M.T.-1
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PGS. 18-23



LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL
- U.E. = UTILITY EASEMENT

G:\AP\Projects\B00-899\PL865\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PL865 S G PLAT NO 4 FLOWAGE ESMT-SD04.dwg 9/11/2007 1:16:08 PM EDT

© 2007 ARCADIS U.S., INC.

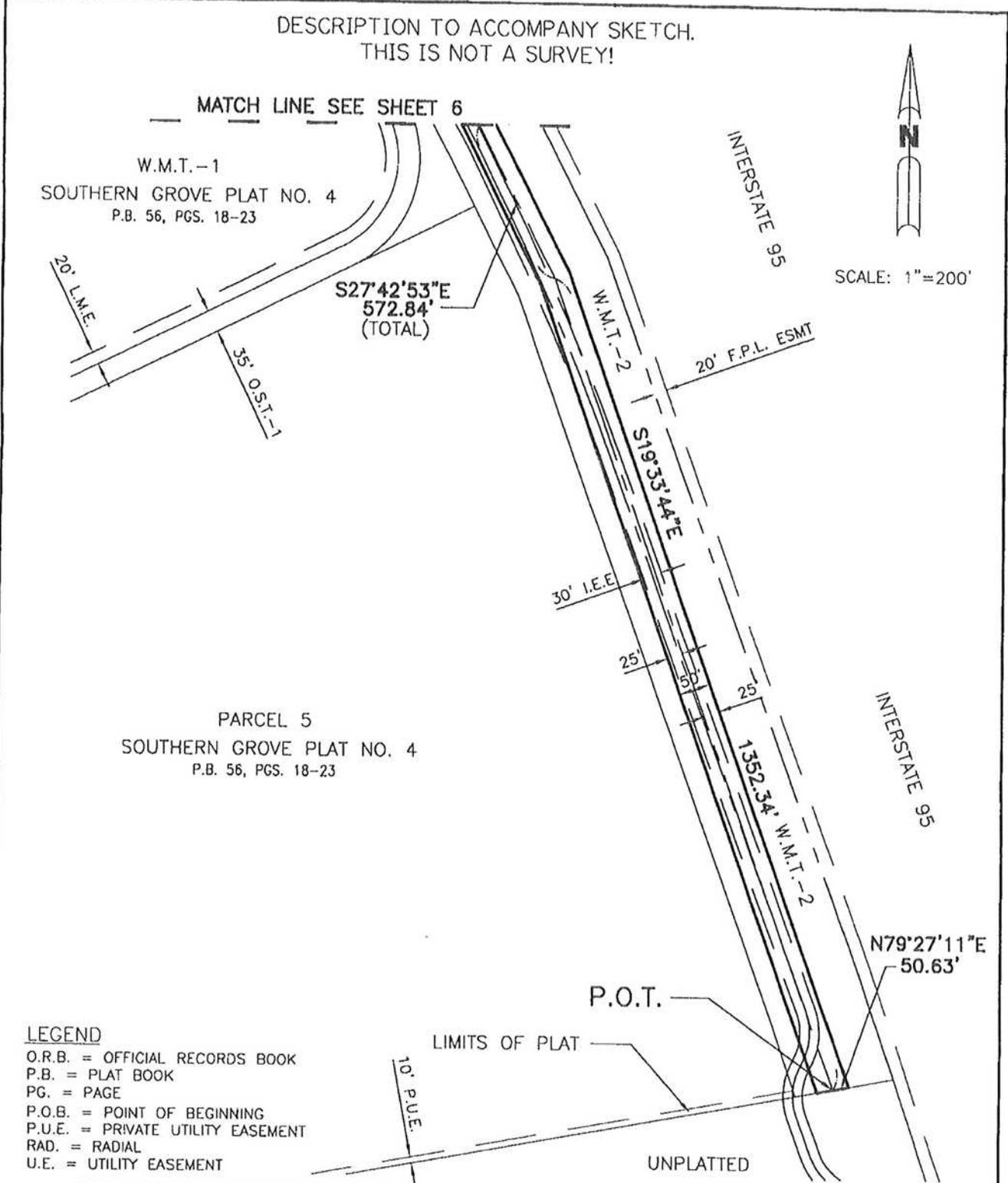


590 NW PEACOCK BLVD., SUITE 10
FORT ST. LUCIE, FLORIDA 34816

Tel: (772) 878-1700 Fax: (772) 878-1802
www.arcadis-us.com

PROJECT MANAGER PROJMGR	DEPARTMENT MANAGER DEPTMGR	SCALE: 1"=200'	CHECKED BY MTK
SHEET TITLE FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		DATE: 9-11-07	DRAWN BY JDM
PROJECT NUMBER B865SD01		DRAWING NUMBER B865	
SHEET 6 OF 7			

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL
- U.E. = UTILITY EASEMENT

G:\Projects\000-899\PL865\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PL865 S G PLAT NO 4 FLOWAGE ESMT-SD05.dwg 9/11/2007 1:17:55 PM EDT

<p>© 2007 ARCADIS U.S., INC.</p> <p>ARCADIS</p> <p>ARCADIS U.S., Inc.</p> <p>690 NW PEACOCK BLVD., SUITE 10 Port St. Lucie, Florida 34986</p> <p>Tel: (772) 878-1700 Fax: (772) 878-1802 www.arcadis-us.com</p>	PROJECT MANAGER	DEPARTMENT MANAGER	SCALE:	CHECKED BY
	PROJMNGR	DEPTMNGR	1"=200'	MTK
	SHEET TITLE		DATE:	DRAWN BY
	FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4		9-11-07	JDM
			PROJECT NUMBER	DRAWING NUMBER
			B865SD01	B865
SHEET 7 OF 7				

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!



DESCRIPTION: 20' FLOWAGE EASEMENT FOR SOUTHERN GROVE PLAT NO. 4

BEING AN EASEMENT LYING OVER A PORTION OF PARCEL 2, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGES 18 THRU 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 00°02'55" EAST, ALONG THE WEST LINE OF SAID PARCEL 2, AS A BASIS OF BEARINGS, A DISTANCE OF 193.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 79°01'29" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 146.57 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 76°43'56" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 4°35'06", AN ARC DISTANCE OF 20.01 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°19'02" EAST); THENCE NORTH 79°01'29" WEST, ALONG SAID LINE, A DISTANCE OF 142.68 FEET TO REFERENCE POINT "A" (FOR FUTURE REFERENCE) AND A POINT OF INTERSECTION WITH SAID WEST LINE OF PARCEL 2; THENCE NORTH 00°02'55" WEST, ALONG SAID LINE, A DISTANCE OF 20.38 FEET TO TH POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE TRAVERSING THE WEST LINE OF SAID PARCEL 2 BY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°02'55" EAST, A DISTANCE OF 215.11 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1507.00 FEET;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 13°00'32", AN ARC DISTANCE OF 342.16 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 76°56'33" EAST);

THENCE NORTH 76°33'44" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 126.82 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A CURVE, CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1890.85 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 79°46'42" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°36'25", AN ARC DISTANCE OF 20.03 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS NORTH 79°10'17" EAST) THENCE SOUTH 76°33'44" WEST, ALONG SAID LINE, A DISTANCE OF 125.80 FEET TO A POINT OF NON RADIAL INTERSECTION WITH THE WEST LINE OF SAID PARCEL 2. SAID POINT ALSO BEING A POINT OF NON RADIAL INTERSECTION WITH A CURVE HAVING A RADIUS OF 1507.00 FEET (THE RADIUS POINT OF WHICH BEARS NORTH 76°10'56" EAST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 0°45'37", AN ARC DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

NOTE:

THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OR 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:

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

Julian D. Morris 9-10-07
 JULIAN D. MORRIS DATE OF SIGNATURE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 4731

G:\AP\Projects\800-895\PL865\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PL865 S G PLAT NO 4 20' FLOWAGE ESMT-SJ01.dwg 9/10/2007 1:59:24 PM EDI

© 2007 ARCADIS U.S., INC.



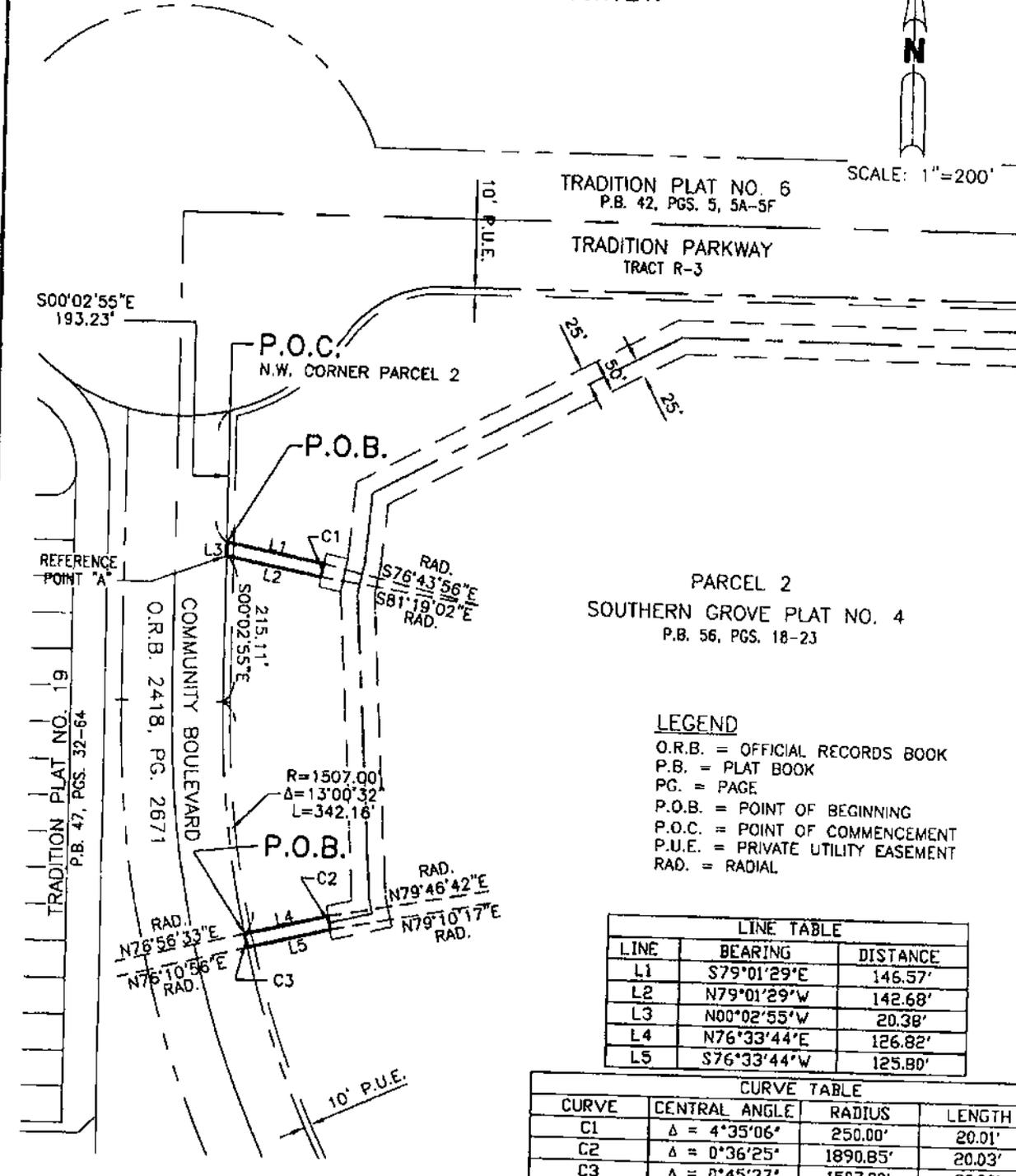
Tel: (772) 878-1700 Fax: (772) 878-1802
 www.arcadis-usa.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: N/A	CHECKED BY MTK
SHEET TITLE 20' FLOWAGE EASEMENT FOR S.G. PLAT NO. 4		DATE 9-10-07	DRAWN BY JDM
SHEET 1 OF 2		PROJECT NUMBER PL865SD01	DRAWING NUMBER PL865

DESCRIPTION TO ACCOMPANY SKETCH.
THIS IS NOT A SURVEY!



SCALE: 1"=200'



PARCEL 2
SOUTHERN GROVE PLAT NO. 4
P.B. 56, PGS. 18-23

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PRIVATE UTILITY EASEMENT
- RAD. = RADIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S79°01'29"E	146.57'
L2	N79°01'29"W	142.68'
L3	N00°02'55"W	20.38'
L4	N76°33'44"E	126.82'
L5	S76°33'44"W	125.80'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	Δ = 4°35'06"	250.00'	20.01'
C2	Δ = 0°36'25"	1890.85'	20.03'
C3	Δ = 0°45'37"	1507.00'	20.00'

G:\AP\projects\1803-899\PL865\CAD\SURVEY\EASEMENTS\FLOWAGE EASEMENTS\PL865 S G PLAT NO 4 20' FLOWAGE ESMY-SD01.dwg 9/10/2007 1:59:24 PM CDT

ARCADIS U.S., Inc.
590 NW PEACOCK BLVD., SUITE 10
Port St. Lucie, Florida 34986

Tel: (772) 878-1700 Fax: (772) 878-1802
www.arcadis-us.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNCR	SCALE: 1"=200'	CHECKED BY MTX
SHEET TITLE 20' FLOWAGE EASEMENT FOR S.G. PLAT NO. 4		DATE: 9-10-07	DRAWN BY JDM
		PROJECT NUMBER BB65SD01	DRAWING NUMBER B865
SHEET 2 OF 2			

EXHIBIT 2
PARTIAL
ABANDONMENTS &
TERMINATION
FLOWAGE
EASEMENT

[MXD Parcel]

(Original Records Book
3917, Page 2558)

This Instrument was prepared
by and upon recording
should be returned to:

Holland & Knight, LLP
200 So. Orange Ave., St. 2600
Orlando, Florida 32801
Attention: Stephen W. Snively

PARTIAL ABANDONMENT & TERMINATION
of
FLOWAGE EASEMENT [MXD Parcel]
(O.R. Book 2902, Page 1177)

This PARTIAL ABANDONMENT & TERMINATION OF FLOWAGE EASEMENT [MDX PARCEL] ("Agreement") is made by TRADITION LAND COMPANY, L.L.C., an Iowa limited liability company ("Grantor"), and the CITY OF PORT ST. LUCIE, a Florida municipal corporation ("Grantee").

A. Horizons St. Lucie Development, LLC, a Florida limited liability company ("Horizons") and Grantee entered into that certain Flowage Easement [MXD Parcel] dated October 30, 2007, and recorded November 7, 2007, in Official Records Book 2902, Page 1177, Public Records of Saint Lucie County, Florida ("Flowage Easement");

B. Grantor is the successor in interest to Horizons with authority to enter into this Agreement; and

C. Grantor and Grantee wish to abandon and terminate that portion of the "Easement Area," as defined in the Flowage Easement, as more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof ("Abandoned Easement Area").

Now, therefore, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. Any and all rights and obligations with regards to the Abandoned Easement Area existing pursuant to the Flowage Easement are hereby terminated and declared to be of no further legal force or effect. The Abandoned Easement Area is deleted from the Easement Area.
2. Except as provide above, the Flowage Easement shall continue in full legal force and effect.

[Separate Signature Pages for Grantor and Grantee Attached]

SIGNATURE PAGE FOR GRANTEE

This Signature Page for Grantee is attached to and made a part of that certain PARTIAL ABANDONMENT & TERMINATION OF FLOWAGE EASEMENT [MDX PARCEL] made by TRADITION LAND COMPANY, LLC, an Iowa limited liability company as "Grantor" and the CITY OF PORT ST. LUCIE, a Florida municipal corporation, as "Grantee."

IN WITNESS WHEREOF, Grantee has caused the above referenced document to be duly executed effective the date first stated above.

Signed, sealed and delivered
in our presence:

GRANTEE:

Kimberly A. Sala
Signature

CITY OF PORT ST. LUCIE
a Florida municipal corporation

Kimberly A. Sala
Name Printed

By: [Signature]

Name: Patricia Roebing, P.E.

Nancy J. Hodde
Signature

Title: Interim City Manager

Nancy T. Hodde
Name Printed

STATE OF FLORIDA)
) ss.:
COUNTY OF ST. LUCIE)

The foregoing document was executed and acknowledged before me on Sept. 28, 2016, by Patricia Roebing as Interim City Manager on behalf of the CITY OF PORT ST. LUCIE for the purposes expressed herein. He/she presented a valid Florida's driver's license or is personally known to me.

Kimberly A. Sala
Notary Public

[NOTARY SEAL]

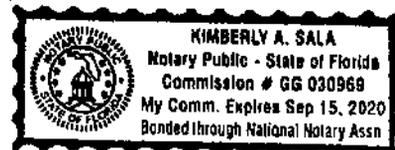


EXHIBIT "A"

Abandoned Easement Area

**THIS IS NOT A SURVEY
EXHIBIT "A"**

FLOWAGE EASEMENT (ABANDONMENT)

A PORTION OF A 50.00 FOOT WIDE FLOWAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2902, PAGE 1177. LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150' WIDE RIGHT-OF-WAY) AND EAST OF THE WEST RIGHT-OF-WAY LINE OF VILLAGE POINT (AN 80' WIDE RIGHT-OF-WAY) ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT 11, AS RECORDED IN PLAT BOOK 70, PAGE 15-21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF VILLAGE COMMONS (A 50.00' WIDE RIGH OF WAY) AND THE WEST RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT 11, AS RECORDED IN PLAT BOOK 70, PAGE 15-21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (A 150' WIDE RIGHT-OF-WAY). THENCE N00°00'00"E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 17.74 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 50.00 FOOT WIDE FLOWAGE EASEMENT.

THE FOLLOWING 6 COURSES FOLLOW THE CENTERLINE OF THE 50.00, FOOT WIDE FLOWAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2902, PAGE 1177, ST. LUCIE COUNTY, FLORIDA.

FROM THE POINT OF BEGINNING:
 THENCE S78°23'56"W ALONG SAID CENTERLINE A DISTANCE OF 20.43';
 THENCE S08°28'51"W A DISTANCE OF 85.12'; THENCE S85°54'42"W A DISTANCE OF 471.86'; THENCE N32°47'05"W A DISTANCE OF 366.84'; THENCE N89°29'34"W A DISTANCE OF 337.31'; TO THE WEST RIGHT-OF-WAY LINE OF VILLAGE POINT (AN 80' WIDE RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF SOUTHERN GROVE PLAT NO. 11 AS RECORDED IN PLAT BOOK 70, PAGE 15-21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA), THENCE CONTINUE N89°29'34"W A DISTANCE OF 17.00' TO THE POINT OF TERMINATION.

CONTAINING +17.49 Acres, +/-64,894.57 Square Feet



MICHAEL T. OWEN
PROFESSIONAL SURVEYOR AND MAPPER #5556

3-9-2010
DATED:

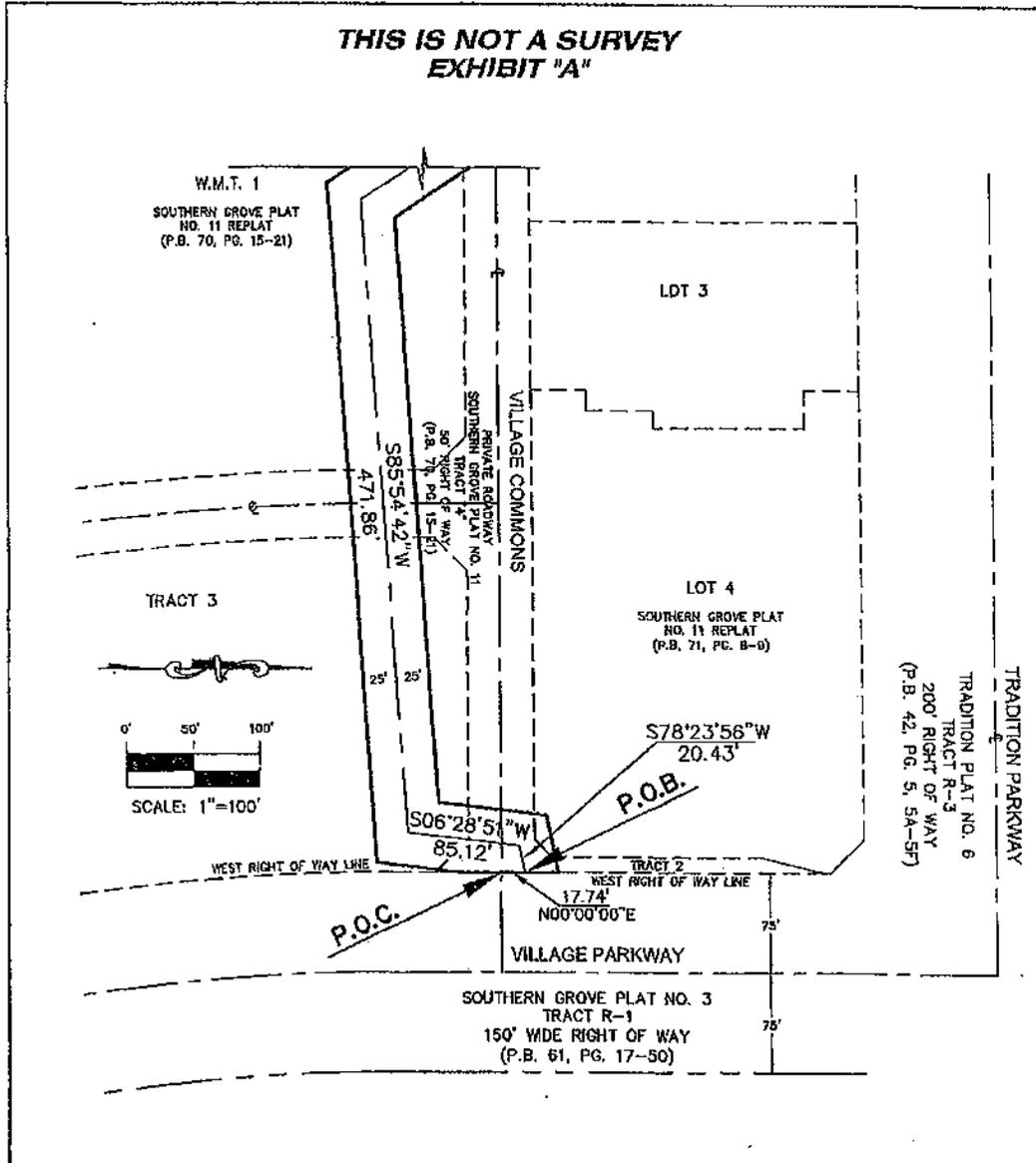
SKETCH & DESCRIPTION
FLOWAGE EASEMENT
 PARTIAL ABANDONMENT OF ORB 2902, PAGE 1177
 (IN SOUTHERNGROVE PLAT NO. 11)
 PREPARED FOR:
TRADITION LAND COMPANY LLC



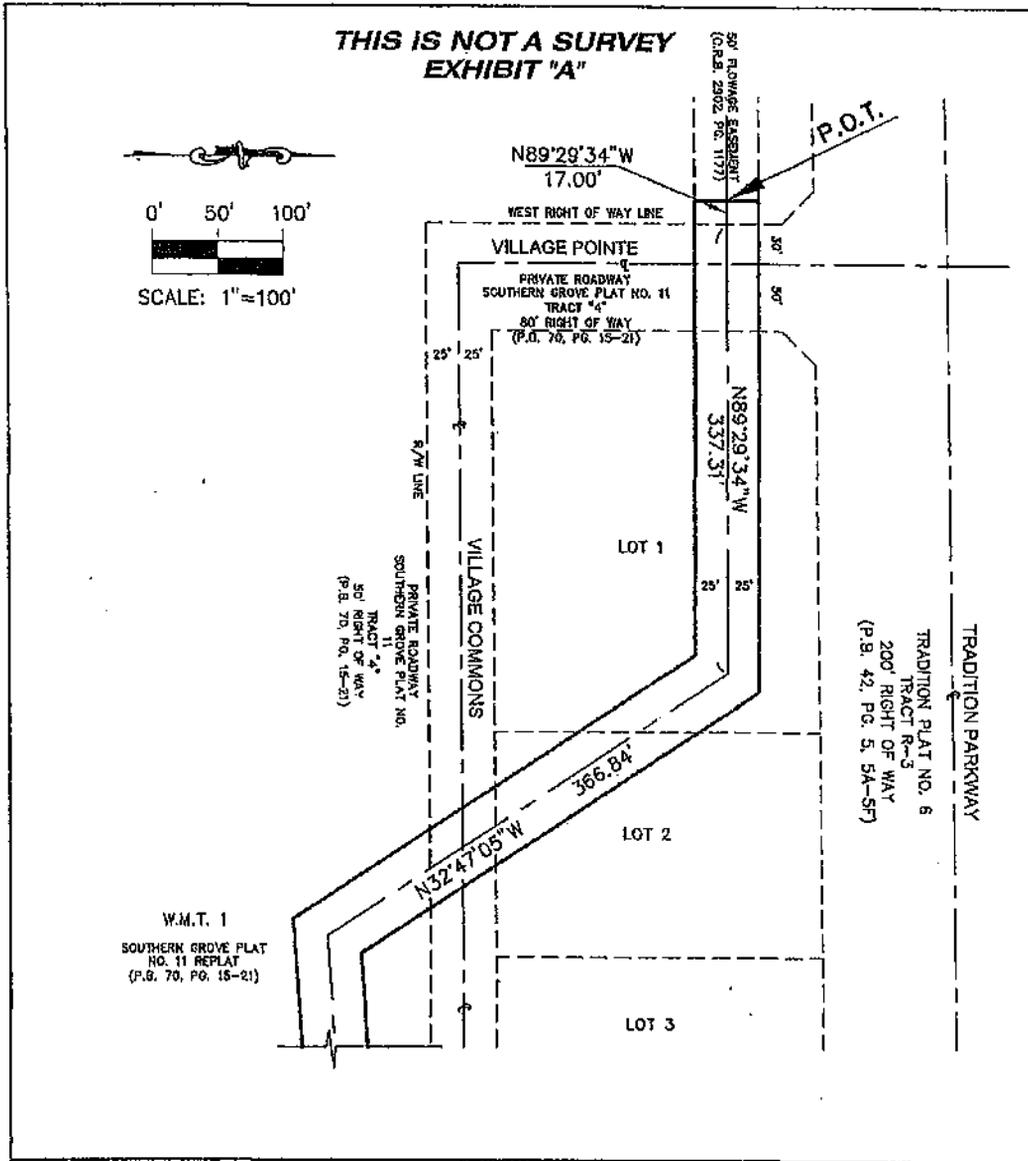
1804 TUCKER COURT
 FT. PIERCE, FL 34950
 phone: 772-462-2455
 phone: 772-419-8383
 fax: 772-462-2464
 CERTIFICATE OF
 AUTHORIZATION LB #8098

REVISIONS

JOB No. : 18-101 DATE: 02/15/2010 FIELD BOOK: CHECKED BY: BCS CADD FILE : 18-101 50 FE.dwg SHEET **1** OF **3**
 DRAWN BY: MOW PAGE: IFB FILE:



<p>SKETCH & DESCRIPTION FLOWAGE EASEMENT PARTIAL ABANDONMENT OF ORB 2902, PAGE 1177 (IN SOUTHERNGROVE PLAT NO. 11) PREPARED FOR: TRADITION LAND COMPANY LLC</p>	 ENGINEERS & SURVEYORS	1934 TUCKER COURT FT. PIERCE, FL 34950 phone: 772-462-2455 phone: 772-418-8383 fax: 772-462-2454 CERTIFICATE OF AUTHORIZATION LB #8098
REVISIONS		
JOB No. : 16-101 DATE: 02/15/2018 FIELD BOOK: CHECKED BY: 605 CAOD FILE : 16-101 SD FE.dwg SHEET 2 OF 3 DRAWN BY: MGB PAGE: EFB FILE:		



SKETCH & DESCRIPTION
FLOWAGE EASEMENT
 PARTIAL ABANDONMENT OF ORB 2302, PAGE 1177
 (IN SOUTHERNGROVE PLAT NO. 11)
 PREPARED FOR:
TRADITION LAND COMPANY LLC



1934 TUCKER COURT
 FT. PIERCE, FL 34950
 phone: 772-482-2455
 phone: 772-419-8383
 fax: 772-482-2454
 CERTIFICATE OF
 AUTHORIZATION LB #8098

REVISIONS	
JOB No. : 16-101	DATE: 02/15/2018
DRAWN BY: MEG	FIELD BOOK: PAGE:
CHECKED BY: UCS	CADD FILE: 16-101 50 FC.dwg
EFB FILE:	SHEET 3 OF 3

EXHIBIT 3

SECOND PARTIAL ABANDONMENT & TERMINATION OF FLOWAGE EASEMENT

[MXD Parcel]

This Instrument was prepared
by and upon recording
should be returned to:

Holland & Knight, LLP
200 So. Orange Ave., St. 2600
Orlando, Florida 32801
Attention: Stephen W. Snively

SECOND PARTIAL ABANDONMENT & TERMINATION
of
FLOWAGE EASEMENT [MXD Parcel]
(O.R. Book 2902, Page 1177)

This SECOND PARTIAL ABANDONMENT & TERMINATION OF FLOWAGE EASEMENT [MDX PARCEL] ("Agreement") is made by TRADITION LAND COMPANY, LLC, an Iowa limited liability company ("Grantor"), and the CITY OF PORT ST. LUCIE, a Florida municipal corporation ("Grantee").

A. Horizons St. Lucie Development, LLC, a Florida limited liability company ("Horizons") and Grantee entered into that certain Flowage Easement [MXD Parcel] dated October 30, 2007, and recorded November 7, 2007, in Official Records Book 2902, Page 1177, Public Records of Saint Lucie County, Florida ("Flowage Easement");

B. Grantor is the successor in interest to Horizons with authority to enter into this Agreement; and

C. Grantor and Grantee heretofore abandoned and terminated a portion of the Flowage Easement pursuant to that certain Partial Abandonment and Termination of Flowage Easement [MDX Parcel] recorded on September 29, 2016, in Official Records Book 3917, Page 2558, Public Records of St. Lucie County, Florida.

D. Grantor and Grantee wish to abandon and terminate an additional portion of the "Easement Area," as defined in the Flowage Easement, as more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof ("Abandoned Easement Area").

Now, therefore, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. Any and all rights and obligations with regards to the Abandoned Easement Area existing pursuant to the Flowage Easement are hereby terminated and declared to be of no further legal force or effect. The Abandoned Easement Area is deleted from the Easement Area.

2. Except as provide above, the Flowage Easement shall continue in full legal force and effect.

SIGNATURE PAGE FOR GRANTEE

This Signature Page for Grantee is attached to and made a part of that certain SECOND PARTIAL ABANDONMENT & TERMINATION OF FLOWAGE EASEMENT [MDX PARCEL] made by TRADITION LAND COMPANY, LLC, an Iowa limited liability company as "Grantor" and the CITY OF PORT ST. LUCIE, a Florida municipal corporation, as "Grantee."

IN WITNESS WHEREOF, Grantee has caused the above referenced document to be duly executed effective the date first stated above.

Signed, sealed and delivered
in our presence:

GRANTEE:

Signature

CITY OF PORT ST. LUCIE
a Florida municipal corporation

Name Printed

By: _____

Signature

Name: _____

Name Printed

Title: _____

STATE OF FLORIDA)
) ss.:
COUNTY OF ST. LUCIE)

The foregoing document was executed and acknowledged before me on _____, 2016, by _____ as _____ on behalf of the CITY OF PORT ST. LUCIE for the purposes expressed herein. He/she presented a valid Florida's driver's license or is personally known to me.

Notary Public

[NOTARY SEAL]

EXHIBIT "A"

Abandoned Easement Area

**THIS IS NOT A SURVEY
EXHIBIT "A"**

DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA THE SAME BEING A PORTION OF A 50.00 FEET WIDE FLOWAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 2902, PAGE 1177, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND A PORTION OF A PLATTED 50.00 FEET WIDE FLOWAGE EASEMENT RECORDED IN PLAT BOOK 70, PAGE 15 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF VILLAGE COMMONS WAY (A 50' WIDE RIGHT OF WAY) AND THE WEST RIGHT OF WAY OF VILLAGE POINTE (A 80' WIDE RIGHT OF WAY); THENCE S 00°00'00" E, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF VILLAGE POINTE RIGHT OF WAY, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S00°00'00"E ALONG SAID LINE, A DISTANCE OF 50.00 FEET; THENCE S 89°57'05" W, A DISTANCE OF 67.00 FEET; THENCE N 00°00'00" E, PARALLEL WITH SAID WEST LINE A DISTANCE OF 273.34 FEET; THENCE N 89°29'34" W, A DISTANCE OF 238.39 FEET; THENCE S 62°01'25" W, A DISTANCE OF 102.14 FEET TO A POINT 395.59 FEET WEST OF, AS MEASURED PERPENDICULAR TO, THE WEST RIGHT-OF-WAY LINE OF VILLAGE POINTE; THENCE N 00°00'00" E, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 56.62 FEET; THENCE N 62°01'25" E, A DISTANCE OF 88.28 FEET; THENCE S 89°29'34" E, A DISTANCE OF 317.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF VILLAGE POINTE; THENCE S 00°00'00" E, A DISTANCE OF 50.00 FEET; THENCE N 89°29'34" W, A DISTANCE OF 17.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 222.86 FEET; THENCE N 89°57'05" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,841.35 SQUARE FEET OR 0.800 ACRES, MORE OR LESS.

NOTE:

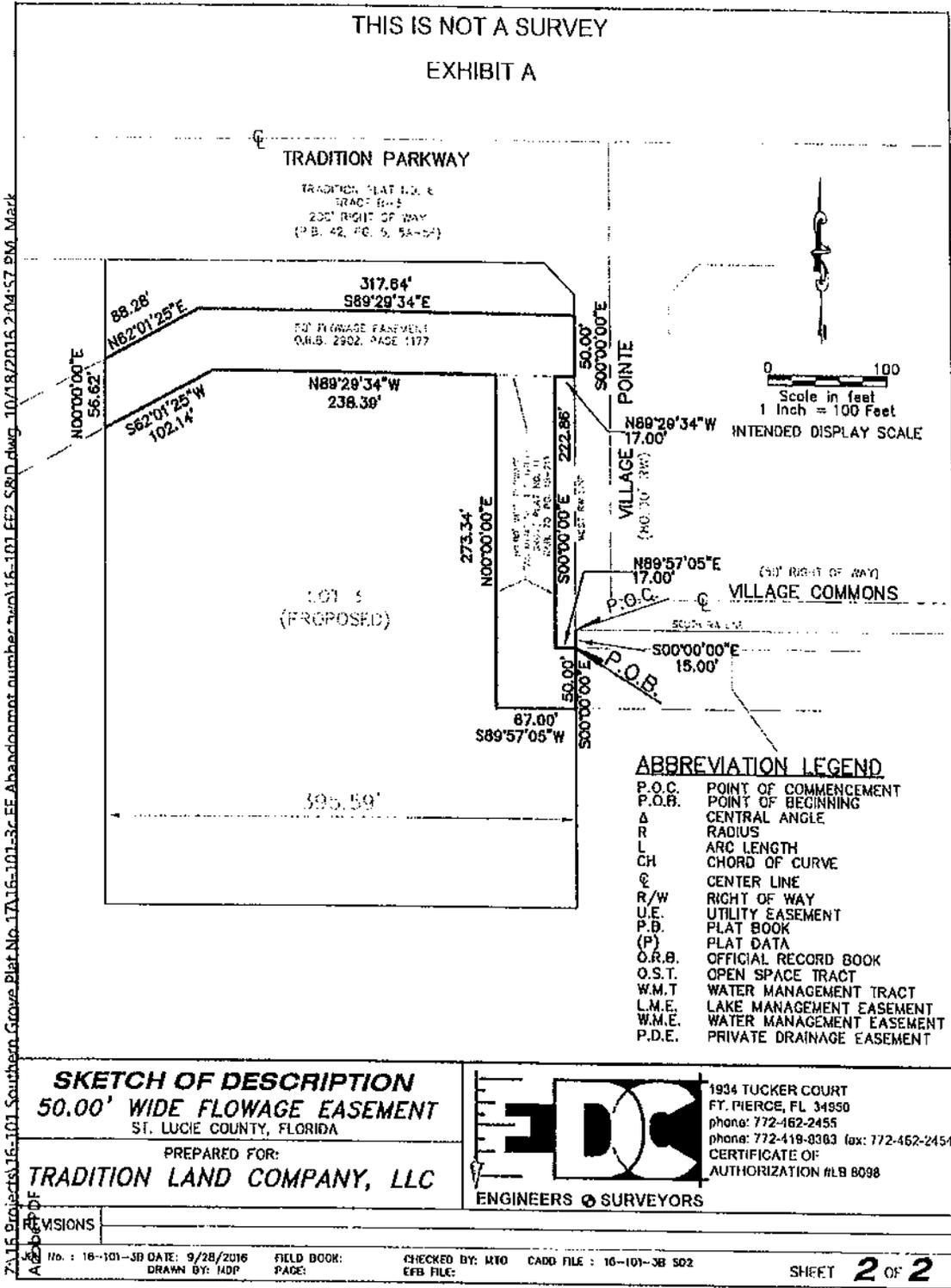
THE WEST LINE OF VILLAGE POINT RIGHT-OF-WAY IS ASSUMED TO BEAR S 00°00'00" E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SHEET 1 OF 2. NOT VALID WITHOUT SHEET 2 OF 2.

Michael T. Owen 7.25.2016
 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5556 DATE

DESCRIPTION			1934 TUCKER COURT FT. PIERCE, FL 34950 phone: 772-462-2455 phone: 772-410-8383 fax: 772-462-2454 CERTIFICATE OF AUTHORIZATION #18 8098
50.00' WIDE FLOWAGE EASEMENT ST. LUCIE COUNTY, FLORIDA			
PREPARED FOR: TRADITION		ENGINEERS & SURVEYORS	
REVISIONS			
JOB No. : 16-101-30 DATE: 9/28/2016 DRAWN BY: VOP	DELO BOOK: PAGE:	CHECKED BY: MTO LFD FILE:	GAIN FILE : 16-101-30 SD2 SHEET 1 OF 2

THIS IS NOT A SURVEY
EXHIBIT A



- ABBREVIATION LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC LENGTH
 - CH CHORD OF CURVE
 - Ⓢ CENTER LINE
 - R/W RIGHT OF WAY
 - U.E. UTILITY EASEMENT
 - P.D. PLAT BOOK
 - (P) PLAT DATA
 - O.R.B. OFFICIAL RECORD BOOK
 - O.S.T. OPEN SPACE TRACT
 - W.M.T. WATER MANAGEMENT TRACT
 - L.M.E. LAKE MANAGEMENT EASEMENT
 - W.M.E. WATER MANAGEMENT EASEMENT
 - P.D.E. PRIVATE DRAINAGE EASEMENT

SKETCH OF DESCRIPTION
50.00' WIDE FLOWAGE EASEMENT
ST. LUCIE COUNTY, FLORIDA

PREPARED FOR:
TRADITION LAND COMPANY, LLC



1934 TUCKER COURT
FT. PIERCE, FL 34950
phone: 772-462-2455
phone: 772-419-8383 fax: 772-462-2454
CERTIFICATE OF
AUTHORIZATION #LB 8098

7A15 Projects\15-101 Southern Grove Plat No. 17A15-101-3c EE Abandonment number 2016-101 EE2 SRD.dwg - 10/18/2016 2:04:57 PM Mark

JOB No. : 16-101-JR DATE: 9/28/2016 DRAWN BY: MDP	FIELD BOOK: PAGE:	CHECKED BY: MTO EFB FILE:	CADD FILE : 16-101-JR 502	SHEET 2 OF 2
--	-------------------	------------------------------	---------------------------	----------------------------