



## Subdivision

Property address or Location 3498 SELWITZ ROAD FT. PIERCE FL 34981  
 Parcel ID #(s) 2432-122-001-000-5  
 Project description RE-PLAT OF 15 ACRES FOR DEVELOPMENT OF A PRECAST CONCRETE PLANT

CARGILL JUICE N.A., INC.  
 Property Owner(s)  
15407 MCGWITY ROAD WEST  
 Street Address  
WAYZATA, MINNESOTA 55391  
 City State Zip  
863-635-2211  
 Phone Number  
Tom-Abrahamson@cargill.com  
 Email Address

PRECAST SPECIALTIES, LLC  
 Applicant/Representative, Title, Company  
1380 NE 48TH ST.  
 Street Address  
PONTA BEACH, FL 33064  
 City State Zip  
954-781-4040  
 Phone Number  
dean@precastspecialties.com  
 Email Address

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Thomas P. Abrahamson, President Cargill Juice N.A.  
 Property Owner(s) Signature(s)

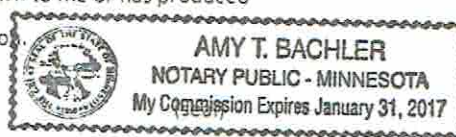
STATE OF FLORIDA - MINNEAPOLIS COUNTY

The foregoing instrument was acknowledged before me this 25 day of OCTOBER, 2016, by

THOMAS ABRAHAMSON who is personally known to me or has produced

DRIVERS LICENSE as identification.

Amy T. Bachler  
 Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

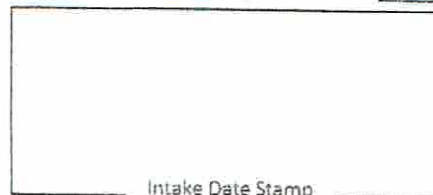
Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_



Intake Date Stamp

## **☐ SUBDIVISION: PRELIMINARY PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
  - A copy of the deed
  - Concurrency application, complete
  - Complete, notarized application
- 

## **☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW**

*Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :*

- Street construction plans
  - Water & Sewer system construction plans
  - Stormwater Retention plans
  - Electric Infrastructure plans
  - Gas Infrastructure plans
  - Complete, notarized application
- 

## **☐ SUBDIVISION: FINAL PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
  - Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
  - Complete, notarized application
- 

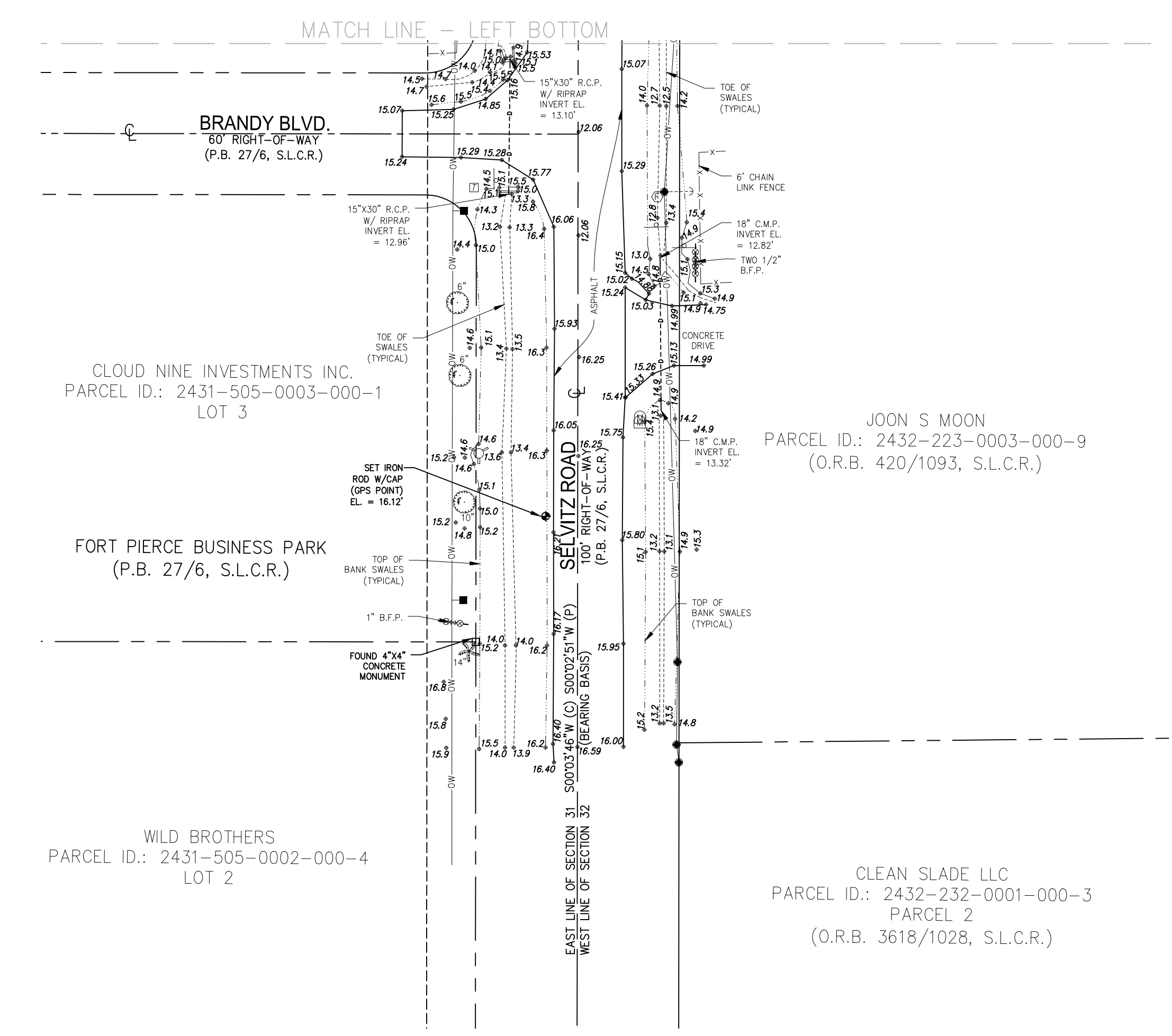
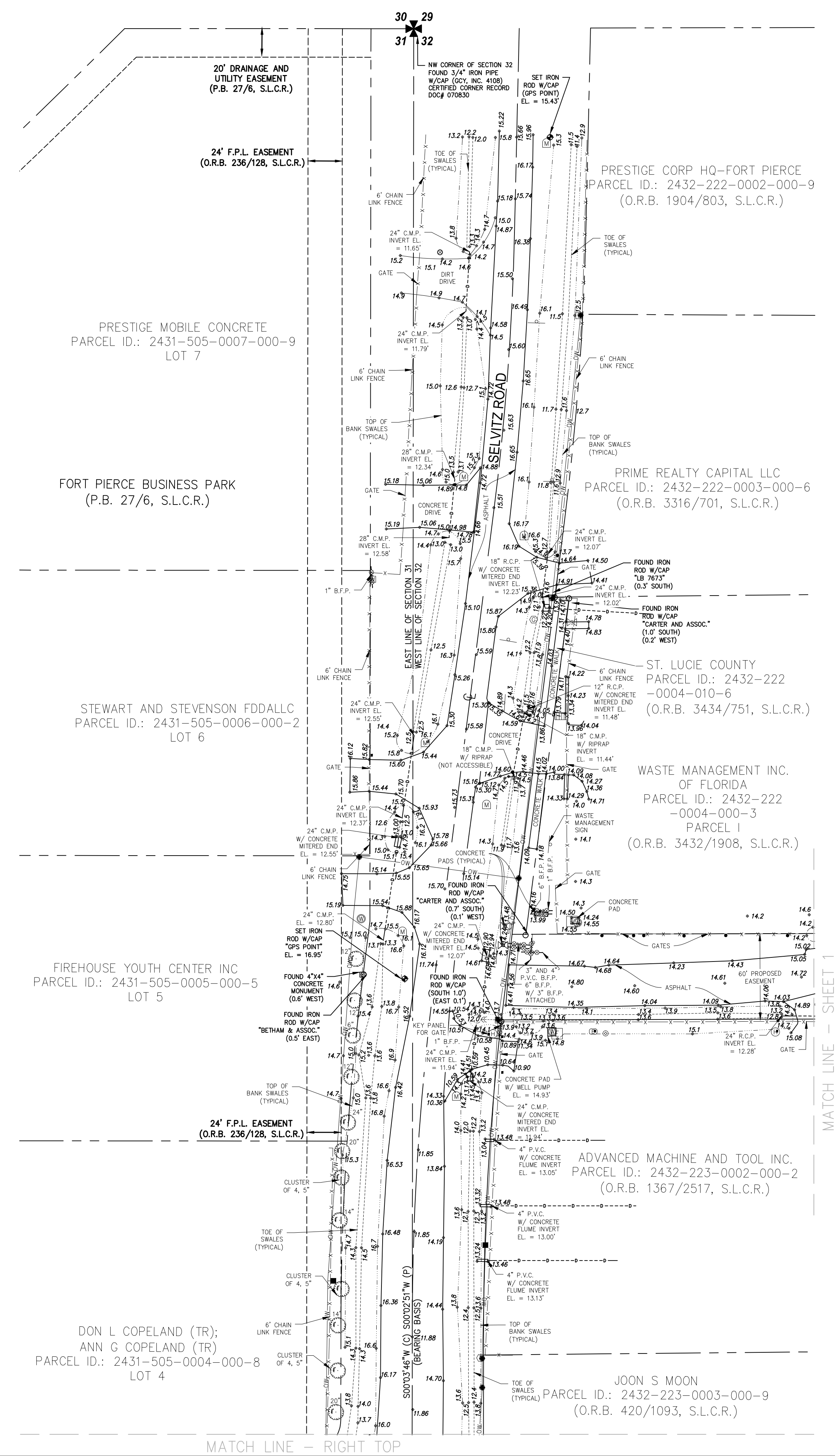
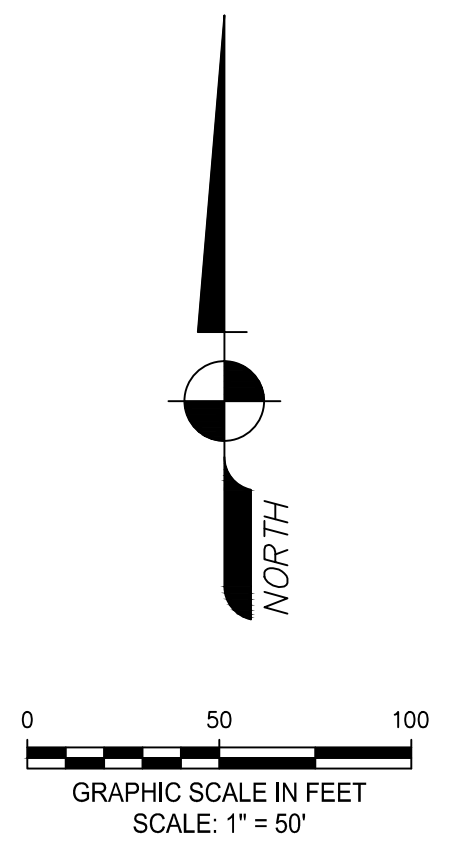
## **☐ SUBDIVISION: MINOR REPLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

## Survey of Access Segment





**LEGEND**

- ◊ BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BENCHMARK
- CATCH BASIN
- CONCRETE UTILITY POLE
- ⊕ ELECTRIC HAND HOLE
- ⊕ ELECTRIC PANEL
- ⊕ ELECTRIC OUTLET
- ⊕ ELECTRIC SERVICE BOX
- ⊕ EXISTING ELEVATION
- ⊕ FIRE HYDRANT
- ⊕ FLAG POLE
- ⊕ GUY ANCHOR
- ⊕ MAIL BOX
- ⊕ SEWER VALVE
- ⊕ SIGN
- ⊕ SPROUT
- ⊕ TELEPHONE RISER
- ⊕ UNDERGROUND FIBER OPTIC MARKER
- ⊕ UNDERGROUND GAS MARKER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WELL
- ⊕ WOOD LIGHT POLE
- ⊕ WOOD UTILITY POLE

**TREE LEGEND**

- ⊕ OAK
- ⊕ PALM
- ⊕ 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

NOTE: VERTICAL CONVERSION FROM (NAVD 1988) TO (NGVD 1929) IS (+)1.499.

**NOTE**  
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
7685 SW ELLIPSE WAY, STUART, FLORIDA 34997  
TEL. (772) 791-6266, FAX (772) 781-6268  
www.AVIROMSURVEY.com  
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REVISIONS	DATE	F.B./PG.	BY	CKD	REVISIONS	DATE	F.B./PG.	BY	CKD

**TOPOGRAPHIC SURVEY**  
**PRECAST SPECIALTIES, LLC**  
SECTIONS 31 AND 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST  
SELVITZ ROAD  
PRECAST SPECIALTIES, LLC  
CITY OF FORT PIERCE  
ST. LUCIE COUNTY, FLORIDA

JOB #:	10188-3
SCALE:	1" = 50'
DATE:	05/13/2016
BY:	P.E.R.
CHECKED:	D.A.H.
F.B.:	S-26 PG. 15-22
SHEET:	2 OF 2

Existing Access Easement (Selvitz Road)

Return to:  
Jay A. Kroese, Esq.  
Cargill, Incorporated  
Law Department  
P. O. Box 5624  
Minneapolis, MN 55440

## EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the "Agreement"), dated as of the 25 day of OCTOBER, 2004, is made by and between CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, whose principal mailing address is 100 East 6<sup>th</sup> Street, Frostproof, Florida 33843 ("CJNA") and BOBBY AND WANDA JOHNSON, husband and wife (the "Johnsons"), ADVANCED MACHINE & TOOL, INC., a Florida corporation ("Advanced"), and WASTE MANAGEMENT INC. OF FLORIDA, a Florida corporation ("WMIF"). The Johnsons, Advanced and WMIF are collectively known as the Grantees.

### RECITALS:

CJNA is the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit A attached to this Agreement (the "CJNA Real Property").

The Johnsons are the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit B attached to this Agreement (the "Johnson Real Property").

Advanced is the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit C attached to this Agreement (the "Advanced Real Property").

WMIF is the owner of certain real property located in Fort Pierce, St. Lucie County, Florida, as more particularly described on Exhibit D attached to this Agreement (the "WMIF Real Property").

Grantees desire to obtain from CJNA and CJNA desires to convey to Grantees a nonexclusive, permanent easement for ingress and egress over and across the existing roadway located on the CJNA Real Property, as more particularly described on Exhibit E attached to this Agreement (the "Easement Area").

In consideration of the mutual covenants, terms and conditions set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, the parties agree as follows:

## AGREEMENT

1. CJNA hereby grants to Grantees a nonexclusive, perpetual easement for ingress and egress over and across the roadway currently existing within the Easement Area (the "Easement"). The Easement shall run for the benefit of the Grantees and Grantees' heirs, successors and assigns.

2. The Grantees will repair and maintain the roadway within the Easement Area in a manner reasonably acceptable to CJNA, at the Grantees' cost and expense. In the event CJNA uses the roadway, CJNA agrees it will share the cost of repair and maintenance of the roadway based upon its usage on a prorata basis.

3. The Johnsons agree to pay for the installation of a 6 foot chain link fence with 3 strands of barbed wire on top, such fence to run from an iron pipe at the southeast corner of the WM property (computer point number 10026); thence easterly 330 feet; thence south approximately 60 feet to the southern property line of the of the CJNA 9.21 acre tract; thence easterly on the southern boundary of the CJNA 9.21 acre tract approximately 165 feet to an pipe at the southeast corner of the CJNA 9.21 acre tract (computer number 10063); thence southerly along the western boundary line of CJNA's adjacent property approximately 1,846 feet to the North St. Lucie River Water Control District Canal No. 101 (computer number 10062). All computer numbers are as shown on boundary surveys completed by GCY Incorporated, dated April 2004, File No.: 04-1043-01-01. The Johnsons agree to pay for the installation of the fence within 3 months of the effective date of this Easement Agreement.

4. Once installed, the fence becomes the property of CJNA. CJNA agrees to repair and maintain the fence at its sole cost and expense; provided, however, that in the event any of the Grantees damages the fence, the Grantee responsible for the damage agrees to pay the cost of repairs.

5. Grantees agree that neither Grantees nor their employees, agents, contractors or invitees will use the Easement area to transport hazardous materials or hazardous waste;; provided, however, that the Easement Area and roadway may be used for delivery of fuel, batteries, oil, etc. that are normally associated with the ordinary course of business by Grantees on their adjacent parcels and for use in or the conduct of their respective operations.

6. Grantees agree to indemnify, defend and hold harmless CJNA, its successors and assigns, and its employees, agents, directors, officers and affiliates from any and all losses, liabilities, damages, claims, suits, fines, penalties, costs or expenses (including but not limited to reasonable attorneys' fees), or injuries to any persons or property arising out of or resulting from: (i) the acts or omissions of Grantees, their agents, employees, representatives, contractors, and invitees occurring within the Easement Area; (ii) the use, occupancy and presence of Grantees, their agents, employees, representatives, contractors, and invitees within the Easement Area; and/or (iii) the breach by Grantees of any obligation or covenant contained in this Agreement. Grantees' obligations under this indemnification provision shall survive the termination of this Agreement.

7. The Grantees, or any of them, will have the right to terminate their use of the Easement Area by providing written notice of the same to CJNA, by registered or certified mail,

whereupon the said Grantee's grant of easement will be terminated, and Grantee will cause to be recorded in the public records a Release of Easement thereby relieving Grantee of any and all further obligations under this Agreement.

7. The provisions of this Agreement shall not be deemed (i) an interest in the roadway to constitute a dedication of land for public use; and (ii) to confer any rights in the general public.

8. This Agreement shall not be amended except by written agreement executed by CJNA and Grantees.

9. This rights and obligations in this Agreement shall be covenants running with the land and shall be binding upon CJNA and Grantees and upon their respective heirs, successors and assigns.

10. This Agreement shall be governed, construed and interpreted in accordance with the substantive laws of the State of Florida, without regard to its conflicts of laws provision.

11. This Agreement may be executed in counterparts, each of which may be deemed an original but together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Witnesses:

Jim Maliszewski  
Print Name: Jim Maliszewski  
Chad Hadden  
Print Name: Chad Hadden

CARGILL JUICE NORTH AMERICA, INC.

By: Bryce R. Kelly  
Print Name: Bryce R. Kelly  
Its: Assistant Vice President

Witnesses:

Shari Sabater  
Print Name: Shari Sabater  
Robert V. Schaefer  
Print Name: ROBERT V. SCHAEFER

Bobby Johnson  
BOBBY JOHNSON  
Wanda R. Johnson  
WANDA JOHNSON

Witnesses:

Nanette Trout  
Print Name: Nanette Trout  
Christine Nicholson  
Print Name: Christine Nicholson

ADVANCED MACHINE & TOOL, INC.

By: Lloyd D. Riley  
Print Name: LOYD D RILEY  
Its: PRESIDENT

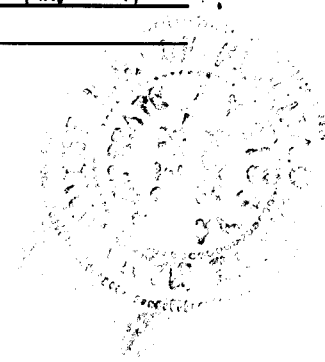
Witnesses:

Amy Walker  
Print Name: Amy Walker

Joyce A. Milton  
Print Name: Joyce A. Milton

WASTE MANAGEMENT INC. OF FLORIDA

By: [Signature]  
Print Name: CHARLES J. LANGRISH  
Its: Vice President



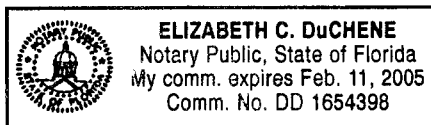
STATE OF FLORIDA )  
COUNTY OF POLK )

*Assistant*

The foregoing instrument was acknowledged before me this 25 day of OCTOBER, 2004, by BRUCE R. KELLY, Vice President of Cargill Juice North America, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me or did produce \_\_\_\_\_ as identification.

*Elizabeth C. DuChene*  
Notary Public

My Commission Expires: 2-11-05



STATE OF FLORIDA )  
COUNTY OF St. Lucie )

The foregoing instrument was acknowledged before me this 26 day of October, 2004, by Bobby Johnson and Wanda Johnson, husband and wife, who are personally known to me or who have produced \_\_\_\_\_ as identification.

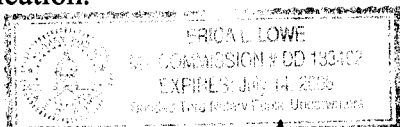


*Judith A. Sullivan*  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF St. Lucie )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of Sept, 2004, by Lloyd D. Riley, the President of Advance Machine & Tool, Inc., a Florida corporation, on behalf of the corporation. S/He is personally known to me or did produce \_\_\_\_\_ as identification.



*Erica L. Lowe*  
Notary Public

My Commission Expires: July 14, 2006

Georgia  
STATE OF ~~FLORIDA~~ )  
COUNTY OF COBB )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2004, by CHARLES J. CAMPAGNA, a VICE PRESIDENT of Waste Management Inc. of Florida, a Florida corporation, on behalf of the CORPORATION. He is personally known to me or did produce \_\_\_\_\_ as identification.



*Margaret Anne Abney*  
Notary Public

My Commission Expires: \_\_\_\_\_

**EXHIBIT A****CJNA Real Property**

Being a parcel of land lying in Section 32, township 35 South, Range 40 east, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North  $89^{\circ}50'34''$  East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North  $89^{\circ}50'34''$  East along said North line, a distance of 604.07 feet; thence South  $00^{\circ}47'49''$  West, a distance of 460.07 feet; thence North  $89^{\circ}52'58''$  East, a distance of 170.02 feet; thence South  $00^{\circ}47'37''$  West, a distance of 234.76 feet; thence South  $89^{\circ}50'34''$  West, parallel with as measure at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North  $07^{\circ}18'48''$  East; thence Northerly along the arc of said curve through a central angle of  $0^{\circ}35'09''$ , a distance of 19.02 feet; thence North  $07^{\circ}36'23''$  East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North  $89^{\circ}50'34''$  East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North  $00^{\circ}03'48''$  East, distance of 235.93 feet; thence South  $89^{\circ}50'34''$  West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North  $00^{\circ}04'06''$  East, a distance of 398.93 feet to the Point of Beginning.

Containing 9.21 acres, more or less.

## EXHIBIT B

Johnson Real Property**Parcel 1:**

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Section 32, thence run North  $89^{\circ}51'05''$  East, along the North line of said Section 32, a distance of 343.68 feet, to a point lying 220.00 feet East of the Easterly right-of-way line of Selvitz Road, and the Point of Beginning; thence continue North  $89^{\circ}51'05''$  East, along said North line, a distance of 604.07 feet, to a point in the West line of the East 400.00 feet of the North 460.00 feet of the Northwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence run South  $00^{\circ}49'04''$  West along said line, a distance of 460.07 feet, to a point on the South line of the East 400.00 feet of the North 460.00 feet of said Section 32; thence run North  $89^{\circ}51'05''$  East along said line a distance of 170.02 feet, to a point in the West line of the East 230.00 feet of the Northwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence run South  $00^{\circ}49'04''$  West along said line a distance of 871.62 feet to a point in the South line of the Northwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence continue South  $00^{\circ}49'04''$  West, a distance of 96.43 feet; thence run North  $89^{\circ}58'19''$  West, a distance of 193.42 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence run Southwesterly along the arc of said curve, through a central angle of  $32^{\circ}12'39''$ , a distance of 77.30 feet; thence run South  $57^{\circ}49'02''$  West, a distance of 116.83 feet to the beginning of a curve concave to the Southeast, having a radius of 137.50 feet; thence run Southwesterly and Southerly along the arc of said curve, through a central angle of  $57^{\circ}00'00''$ , a distance of 136.79 feet; thence run South  $00^{\circ}49'02''$  West, a distance of 22.41 feet to the beginning of a curve concave to the West having a radius of 87.50 feet; thence run Southwesterly along the arc of said curve, through a central angle of  $18^{\circ}28'56''$ , a distance of 28.23 feet to the beginning of a non-tangent curve, concave to the Northeast, the chord of which bears North  $05^{\circ}53'59''$  West and having a radius of 1,120.65 feet; thence run Northwesterly along the arc of said curve, through a central angle of  $07^{\circ}20'20''$ , a distance of 143.54 feet; thence run South  $89^{\circ}56'24''$  West, non-tangent to the last described curve, a distance of 235.90 feet to a point in a line lying 413.00 feet East of, as measured at right angles to the West line of said Section 32; thence run North  $00^{\circ}04'06''$  East along said line a distance of 601.60 feet to a point in the South line of the North 929.86 feet of said Section 32; thence run South  $89^{\circ}51'05''$

West along said line, a distance of 28.00 feet to a point in the East line of the West 385.00 feet of said Section 32; thence run North  $00^{\circ}04'06''$  East along said line, a distance of 235.00 feet to a point in the North line of the South 235.00 feet of the North 929.86 feet of said Section 32; thence run South  $89^{\circ}51'05''$  West along said line, a distance of 322.76 feet to a point on the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve concave to the East, the chord of which bears North  $06^{\circ}55'32''$  East and having a radius of 1,859.86 feet; thence run Northeasterly along the arc of said curve, through a central angle of  $00^{\circ}35'33''$ , a distance of 19.24 feet; thence run North  $07^{\circ}13'18''$  East, a distance of 41.25 feet to a point in the South line of the North 634.86 feet of said Section 32; thence run North  $89^{\circ}51'05''$  East along said line, a distance of 578.33 feet to a point in the East line of the West 648.00 feet of the North 634.86 feet of said Section 32; thence run North  $00^{\circ}04'06''$  East along said line, a distance of 235.93 feet to a point in the South line of the North 398.93 feet of said Section 32; thence run South  $89^{\circ}51'05''$  West along said line a distance of 304.33 feet to a point in the East line of the West 343.67 feet of the North 398.93 feet of said Section 32; thence run North  $00^{\circ}04'06''$  East along said line, a distance of 398.93 feet, to the Point of Beginning.

**Parcel 2:**

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence run South  $00^{\circ}04'06''$  West along the West line of said Section 32, a distance of 1,768.62 feet; thence run South  $89^{\circ}58'19''$  East, parallel with, as measured at right angles to the South line of the Northwest 1/4 of said Section 32, a distance of 425.00 feet to the Point of Beginning; thence run North  $00^{\circ}04'06''$  East parallel with, as measured at right angles to the West line of said Section 32, a distance of 200.96 feet; thence run South  $89^{\circ}56'24''$  West, a distance of 223.89 feet to the beginning of a non-tangent curve concave to the Northeast, the chord of which bears South  $06^{\circ}38'54''$  East and having a radius of 1,120.65 feet; thence run Southeasterly along the arc of said curve, through a central angle of  $08^{\circ}50'11''$ , a distance of 172.83 feet to a point of reverse curvature with a curve concave to the Northwest, having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve, through a central angle of  $101^{\circ}05'41''$ , a distance of 44.11 feet; thence run North

89°58'19" West, a distance of 219.57 feet to the Point of Beginning.

**LESS AND EXCEPT** therefrom the following:

Commence at the Northwest corner of said Section 32; thence run South 00°04'06" West along the West line of said Section 32, a distance of 1,768.62 feet; thence run South 89°58'19" East, parallel with, as measured at right angles to the South line of the Northwest 1/4 of said Section 32, a distance of 425.00 feet; thence run North 00°04'06" East parallel with, as measured at right angles to the West line of said Section 32, a distance of 200.96 feet; thence run South 89°56'24" West, a distance of 223.89 feet to the beginning of a non-tangent curve concave to the Northeast, the chord of which bears South 05°53'59" East, and having a radius of 1,120.65 feet; thence run Southeasterly along the arc of said curve, through a central angle of 07°20'20", a distance of 143.54 feet to the Point of Beginning; thence continue along the arc of said curve, through a central angle of 01°29'51", a distance of 29.29 feet to a point of reverse curvature with a curve concave to the Northwest, having a radius of 25.00 feet; thence run Southwesterly along the arc of said curve, through a central angle of 101°05'41", a distance of 44.11 feet; thence run North 89°58'19" West, a distance of 63.32 feet to the beginning of a non-tangent curve concave to the Northwest, the chord of which bears North 54°39'49" East, and having a radius of 87.50 feet; thence run Northeasterly along the arc of said curve, through a central angle of 70°43'43", a distance of 108.01 feet to the Point of Beginning.

ALSO, LESS AND EXCEPTING therefrom, the CJNA Property that is described in Exhibit A, containing approximately 9.21 acres, more or less.

**EXHIBIT C**

**Advanced Real Property**

Being that part of the South 235 feet of the North 929.85 feet of the West 570.36 feet of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, lying east of Selvitz Road. Containing 2.787 acres more or less.

**EXHIBIT D****WMIF Real Property**

Being that part of the South 235.93 feet of the North 634.86 feet of the West 343.67 feet of the Northwest ¼ of the Northwest ¼ of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, lying East of Selvitz Road and being more particularly described as follows:

COMMENCE at the Northwest corner of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run due South, along the West line of said Section 32, a distance of 398.93 feet; thence run N89°47'32"E, parallel with the North line of said Section 32, a distance of 99.31 feet, to the East right-of-way line of Selvitz Road and the POINT OF BEGINNING; thence continue N89°47'32"E, a distance of 244.36 feet; thence run due South a distance of 235.93 feet; thence run S89°47'32"W, a distance of 274.01 feet, to the said East right-of-way of Selvitz Road; thence run N07°09'41"E, along the said East right-of-way, a distance of 237.89 feet, to the POINT OF BEGINNING, all lying and being in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida and containing 1.4038 Acres, more or less.

Bearings based on West line of Section 32 being assumed due North.

**EXHIBIT E****Easement Area**

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida. Said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32, thence South  $00^{\circ}04'06''$  West along the West line of said Section 32, a distance of 694.86 feet to the North line of the South 235 feet of the North 929.85 feet of said Section 32; thence North  $89^{\circ}50'34''$  East along said North line, a distance of 63.63 feet to the Easterly right-of-way line of Selvitz Road, according to the Plat of Fort Pierce Business Park, as recorded in Plat Book 27, page 6, public records St. Lucie County, Florida and the Point of Beginning; thence continue North  $89^{\circ}50'34''$  East along said North Line, a distance of 875.24 feet; thence North  $00^{\circ}47'49''$  East, a distance of 60.00 feet to a point on a line 60.00 feet North of and parallel to aforesaid North line; thence South  $89^{\circ}50'34''$  West along said line, a distance of 868.17 feet to aforesaid to aforesaid Easterly right-of-way line of Selvitz Road; thence South  $07^{\circ}36'23''$  West along said Easterly right-of-way line, a distance of 41.51 feet to the beginning of a curve concave East, having a radius of 1859.86 feet; thence Southerly along the arc of said curve through a central angle of  $00^{\circ}35'09''$ , a distance of 19.02 feet to the Point of Beginning. Containing 1.20 acres, more or less.

Warranty Deed (Primary Parcel)

COPY

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 2283339 OR BOOK 1814 PAGE 1541  
Recorded: 10/06/03 15:46

*m-Chicago Title*

This Instrument was prepared by: \* DOC ASSUMP: \$ 0.00  
Louise W. Spivey, Esq. \* DOC Tax : \$ 20,530.30  
Gray, Harris & Robinson, P.A. \* Int Tax : \$ 0.00  
Post Office Box 3  
One Lake Morton Drive  
Lakeland, Florida 33802-0003  
(863) 284-2200

Parcel ID# 242933100030001

Recording Data Above

COPY

**WARRANTY DEED**

83 PARTNERS, LTD, a Florida limited partnership, formerly known as SUNPURE, LTD., a Florida limited partnership ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, and sold, to CARGILL CITRO-AMERICA, INC., a Delaware corporation ("Grantee"), whose post office address is 100 East Sixth Street, Frostproof, Florida, 33843, and Grantee's successors, heirs and assigns, in fee simple, the following described real property located in St. Lucie County, Florida:

See Exhibit "A" attached hereto and by this reference incorporated herein.

This conveyance is made subject to: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) taxes for 2003 and subsequent years; and (c) restrictions, easements, and rights-of-way of record; provided, however, that the reference to restrictions shall not operate to reimpose the same.

Grantor hereby covenants with Grantee that the above-described property is free of all liens and encumbrances except as identified on Exhibit "B" attached hereto and by this reference incorporated herein, and that Grantor has good right and lawful authority to grant, bargain, sell, and convey the above-described property. Grantor fully warrants the title to the above-described property, and will defend the same against the lawful claims of all persons whomsoever.

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

[Signatures on Following Page]

COPY

OR BOOK 1814 PAGE 1542

Warranty Deed  
Page 2 of 4

Recording Data Above

IN WITNESS WHEREOF, Grantor has executed this instrument effective this 30th day of September, 2003.

Subscribed before the following two witnesses:

83 PARTNERS, LTD., a Florida limited partnership

*[Signature]*  
Print Name: Robert J. Bethard

By: TASTESPIRE, INC., a Florida corporation, as its General Partner

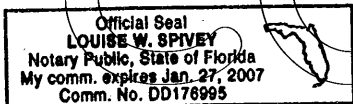
*[Signature]*  
Print Name: Louise W. Spivey

By: *[Signature]*  
Hadi B. Lashkajani, President

STATE OF FLORIDA,  
COUNTY OF POLK.

The foregoing instrument was acknowledged before me this 30th day of September, 2003, by Hadi B. Lashkajani, as President of Tastespire, Inc., a Florida corporation, as General Partner of 83 Partners, Ltd., a Florida limited partnership, on behalf of the corporation and the partnership. He  is personally known to me or  has produced a Florida driver's license as identification and did not take an oath.

(Affix Notary Seal)



*[Signature]*  
NOTARY PUBLIC, State of Florida  
Print Name: Louise W. Spivey  
My Commission Expires: \_\_\_\_\_

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Warranty Deed  
Page 3 of 4

Recording Data Above

**EXHIBIT "A"**  
Legal Description of St. Lucie County Real Property

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

**PARCEL I:**

Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in O.R. Book 328, Page 1222 of the Public Records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.99 feet, to the southwest corner of the said Northwest 1/4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of the said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet to the Point of Beginning; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

**PARCEL II:**

The Northeast 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida;

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**PARCEL III:**

The Southeast 1/4 of the Southwest 1/4 of Section 29, Township 35 South, Range 40 East;

LESS AND EXCEPTING THEREFROM the Florida East Coast Railway Company Railroad Right-of-Way, said Right of Way being 200.00 feet in width and lying 100.00 feet each side of the center line as delineated on Florida East Coast Railway Right of Way Map V3D, Sheet 2, dated October 1948.

**AND ALSO:**

Beginning at the Northwest corner of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 29, run South 222.51 feet along the West line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4; thence run West on a line parallel with the North line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4, 300.00 feet; thence run North on a line parallel with the West line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 to the Southerly right-of-way line of the Florida East Coast Railway; thence run Northeasterly along said right-of-way to the West line of the Southeast 1/4 of the Southwest 1/4; thence run South along said West line to the Point of Beginning.

**PARCEL IV:**

That portion of the following described property lying North of the North St. Lucie River Water Management Drainage District Canal No. 101 and East of the East right of way for Selvitz Road:

The Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, lying in St. Lucie County, Florida.

**PARCEL V:**

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

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## PARCEL VI:

The East 230.00 feet of the North 325.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

## PARCEL VII:

Being a strip of land 75.00 feet in width, said strip lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said strip lying 37.50 feet each side of the following described center line:

Commence at the Southwest corner of the Northwest one quarter of said Section 32, thence North  $00^{\circ}04'23''$  East along the West line of the Northwest one quarter of said Section 32, a distance of 891.00 feet; thence South  $89^{\circ}58'19''$  East, parallel with the South line of said Northwest one quarter of Section 32, a distance of 50.00 feet to a point in the Easterly Right-of-Way line of Selvitz Road (being a 100.00 feet Right-of-Way) and the Point of Beginning of said strip; thence continue South  $89^{\circ}58'19''$  East a distance of 531.27 feet to the beginning of a curve concave to the Northwest, having a radius of 125.00 feet; thence Easterly, Northeasterly and Northerly along the arc of said curve through a central angle of  $89^{\circ}12'39''$ , a distance of 194.63 feet; thence North  $00^{\circ}49'02''$  East, parallel with the East line of the Southwest one quarter of the Northwest one quarter of said Section 32, a distance of 22.41 feet to the beginning of a curve concave to the Southeast, having a radius of 100.00 feet; thence Northeasterly along the arc of said curve through a central angle of  $57^{\circ}00'00''$  a distance of 99.48 feet; thence North  $57^{\circ}49'02''$  East a distance of 116.83 feet to the beginning of a curve concave to the Southeast, having a radius of 100.00 feet; thence Northeasterly and Easterly along the arc of said curve, through a central angle of  $32^{\circ}12'39''$ , a distance of 56.22 feet; thence South  $89^{\circ}58'19''$  East, a distance of 193.42 feet to a point on the West line of the East 230 feet of the Southwest one quarter of the Northwest one quarter of said Section 32 and the Point of Termination of said strip. The sidelines of said strip shall be shortened or lengthened to intersect at angle points.

## PARCEL VIII:

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence South  $89^{\circ}58'19''$  East along the South line of the Northwest 1/4 of said Section 32, a distance of 705.00 feet to a point, said point being on the East line of the West 705.00 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 32; thence North  $00^{\circ}04'06''$  East along said East line, a distance of 53.50 feet to a point on the North Right-of-Way line of the North St. Lucie River Water Control District Canal No. 101 and

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the Point of Beginning; thence continue North  $00^{\circ}04'06''$  East along said line, a distance of 600.00 feet to a point, said point being on the North line of the North 653.50 feet of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence North  $89^{\circ}58'19''$  West parallel with the South line of said Northwest  $1/4$ , a distance of 280.00 feet to a point, said point being on the East line of the West 425.00 feet of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence North  $00^{\circ}04'06''$  East, a distance of 200.00 feet to a point on the North line of the South 853.50 feet of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence South  $89^{\circ}58'19''$  East along said line, a distance of 156.30 feet to the beginning of a curve concave to the Northwest, having a radius of 162.50 feet; thence Northeasterly and Northerly along the arc of said curve through a central angle of  $89^{\circ}12'39''$ , a distance of 253.02 feet; thence North  $00^{\circ}49'02''$  East, a distance of 22.41 feet to the beginning of a curve concave to the Southeast, having a radius of 62.50 feet; thence Northeasterly along the arc of said curve through a central angle of  $57^{\circ}00'00''$ , a distance of 62.18 feet; thence North  $57^{\circ}49'02''$  East, a distance of 116.83 feet to the beginning of a curve concave to the South, having a radius of 62.50 feet; thence Northeasterly and Easterly along the arc of said curve through a central angle of  $32^{\circ}12'39''$ , a distance of 35.14 feet; thence South  $89^{\circ}58'19''$  East, a distance of 193.42 feet to a point, said point being on the West line of the East 230 feet of the North 325 feet of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence South  $00^{\circ}49'04''$  West along said line, a distance of 153.61 feet to a point, said point being on the South line of the North 325 feet of the East 230.00 feet of the Southwest  $1/4$  of the Northwest  $1/4$  of said Section 32; thence North  $89^{\circ}56'24''$  East along said line, a distance of 230.03 feet to a point in the East line of the Southwest  $1/4$  on the Northwest  $1/4$  of said Section 32; thence South  $00^{\circ}49'04''$  West along said line, a distance of 953.44 feet to a point on the North line of aforementioned North St. Lucie River Water Control District Canal No. 101; thence North  $89^{\circ}58'19''$  West along said line, a distance of 608.68 feet to the Point of Beginning.

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TOGETHER WITH the following described easements:

Easement for ingress and egress purposes over the South 50.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 35 South, Range 40 East, and the East 50.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida, lying South of the above-described Parcel III.

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OR BOOK 1814 PAGE 154B

Warranty Deed  
Page 4 of 4

Recording Data Above

**EXHIBIT "B"**

List of Permitted Exceptions to St. Lucie County Property

1. Terms and conditions of that certain Easement granted to Indian River Foods, Inc., a Florida corporation, dated February 9, 1966, recorded February 10, 1966, in Official Records Book 138, Page 160, St. Lucie County, Florida, records. (As to the South 50 feet of the Southwest 1/4 of the Southwest 1/4.) Said Agreement has been modified in Easement Release recorded in Official Records Book 1104, Page 2328.
2. Easement granted to Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, a municipal corporation under the laws of the State of Florida, dated August 1, 1983, recorded August 15, 1983, in Official Records Book 408, Page 1958; together with Clarification and Modification of Easement recorded in Official Records Book 1205, Page 2099; St. Lucie County, Records. (As to Parcel III).
3. Terms and conditions of the ANNEXATION AGREEMENT by and between Fort Pierce Utilities Authority and Indian River Foods, Inc., dated January 10, 1990, recorded March 22, 1990, in Official Records Book 683, Page 1259; and ANNEXATION AGREEMENT recorded February 9, 1994 in Official Records Book 884, Page 328, St. Lucie County, Records. (As to Parcels I, II, III, IV, V, VI, VII and VIII)
4. Terms and conditions of the ANNEXATION AGREEMENT by and between Fort Pierce Utilities Authority and Indian River Foods, Inc., dated June 24, 1994 in Official Records Book 912, Page 2117, St. Lucie County, Records. (As to Parcel III)
5. Terms and conditions of the ANNEXATION AGREEMENT by and between Fort Pierce Utilities Authority and Indian River Foods, Inc., dated December 29, 1995, recorded March 18, 1996, in Official Records Book 1004, Page 1890, Public Records of St. Lucie County, Florida. (As to Parcels I, II, III, IV, VI, VII AND VIII)
6. Subject to the railroad spur track located on subject property. (As to Parcel III)
7. Terms and conditions of that certain resolution relating to legal access to private lands over facilities within district rights-of-way executed by the North St. Lucie River Water Control District, recorded December 21, 1980 in Official Records Book 669, Page 699, St. Lucie County, Records.
8. Easement granted to Carl Paul Wild and Selma R. Wild, his wife, from Indian River Foods, Inc., dated August 1, 1969, recorded September 3, 1969, in Official Records Book 179, Page 1972. St. Lucie County, Records.

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9. Terms and conditions of the Easement Agreement between Margaret Kimmel, Carl E. Wild and Raymond S. Wild and Dickerson Florida, Inc. and "East Coast Block Company, Inc." recorded October 9, 1991, in Official Records Book 758, Page 2300, St. Lucie County, Records.
10. Rights of others under unrecorded tower space leases.
11. Survey by GCY INCORPORATED, dated October 15, 1997, discloses the following:
  - (a) Overhead Power lines;
  - (b) Encroachment of a ditch into the adjacent property located on the Northeast side of Parcel 1 in Section 32;
  - (c) Encroachment of asphalt pavement, chain link fence, concrete curbs, electric meter box, culvert pipe, and guard house into adjacent property.
  - (d) Septic Area encroaches over Northwest property line into Florida East Coast Railroad Right-of-Way.
12. Easement by and between Indian River Foods, Inc., a Florida corporation to Becker Holding Corporation in instrument recorded in Official Records Book 1104, Page 2330, Public Records of St. Lucie County, Florida.
13. Tower Space Lease Agreement between Indian River Foods, Inc. and Becker Holding Corporation, as Lessor, and Ram Mobile Data U.S.A. Limited, as Lessee dated August 24, 1992.
14. Lease Agreement between Indian River Foods, Inc. and Becker Holding Corporation, as Lessor, and McCaw Communications of Fort Pierce, Inc., as Lessee dated January 11, 1990, as amended by Second Addendum dated July 3, 1990.
15. Tower Space Lease Agreement between Indian River Foods, Inc. and Becker Holding Corporation, as Lessor, and St. Lucie Caretaking Corporation, as Lessee dated March 12, 1991.
16. Lease of Site for Communications Facilities between Indian River Foods, Inc., as Lessor, and Sitecom, Inc., as Lessee, dated October 10, 1995, as amended by Addendum dated December 8, 1995, and as assigned to Pinnacle Towers, Inc. as consented by Lessor's Consent to Assignment dated May 6, 1996.
17. Lease of Site for Communications Facilities from SunPure, Ltd. to Becker Holding Corporation executed October 16, 1997.
18. Guy Wire Easement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation, as recorded in Official Records Book 1207, at Page 1949.

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19. Assignment of Tower Leases by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, Page 1955.
20. Utility Easement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1944.
21. Access Easement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1937.
22. Provisions of Bill of Sale, between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1928.
23. Land Lease Agreement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1914.
24. Memorandum of Agreement by and between Pinnacle Towers, Inc., a Delaware corporation and Nextel South Corp., a Georgia corporation as recorded in Official Records Book 1370, at Page 624.
25. Subordination, Non-Disturbance and Attornment Agreement by and between Pinnacle Towers, Inc., a Delaware corporation, Comerica Bank, a Michigan banking corporation and SunPure, Ltd., a Florida limited partnership as recorded in Official Records Book 1207, at Page 1964.
26. Provisions of the Subordination Agreement by SunPure, Ltd., a Florida limited partnership, Cargill Citro Pure, L.P. a Delaware limited partnership and Comerica Bank, a Michigan banking corporation, as recorded in Official Records Book 1359, at Page 1515.

COPY

Deed - Access Parcel / Easement\*

This Document Prepared By and Return to:  
Robert V. Schwerer, Esquire  
Brennan Hayskar Walker Schwerer Dundas & McCain  
515-519 South Indian River Drive  
Fort Pierce, Florida 34950  
COURTHOUSE BOX #9

Parcel ID Number: 2432-221-0002-000/6

# Special Warranty Deed

This Indenture, Made this 26th day of October, 2004 A.D., Between Bobby Johnson and Wanda Johnson, husband and wife

of the County of St. Lucie, State of Florida, grantors, and Cargill Juice North America, Inc., a corporation existing under the laws of the State of Delaware whose address is: 100 East 6th Street, Frostproof, FL 33843

of the County of Polk, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit: See Attached Exhibit "A" for legal description.

This conveyance is made subject to: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) taxes for 2004 and subsequent years; and (c) restrictions, easements, and rights-of-way of record, provided, however, that reference to restrictions does not operate to impose the same.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Shari Sabater  
Printed Name: Shari Sabater  
Witness

Bobby Johnson (Seal)  
Bobby Johnson  
P.O. Address: 4767 Selvitz Road, Fort Pierce, FL 34981

Robert V. Schwerer  
Printed Name: ROBERT V. SCHWERER  
Witness

Wanda Johnson (Seal)  
Wanda Johnson  
P.O. Address: 4767 Selvitz Road, Fort Pierce, FL 34981

STATE OF Florida  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 26th day of October, 2004 by Bobby Johnson and Wanda Johnson, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

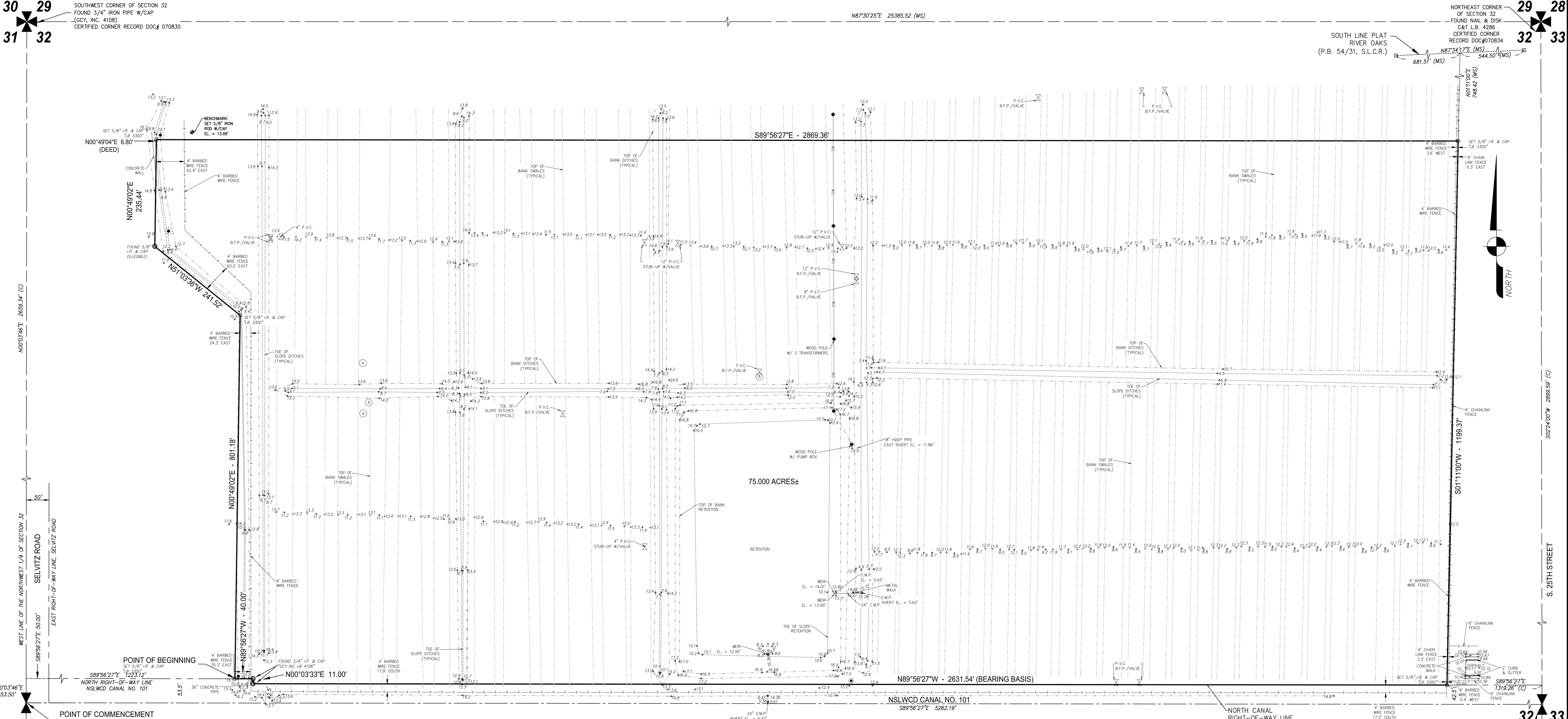
John A. Sullivan  
Printed Name: JOHN A. SULLIVAN  
Notary Public My Commission DD343820 Expires October 23, 2006  
My Commission Expires:

**Johnson Property**

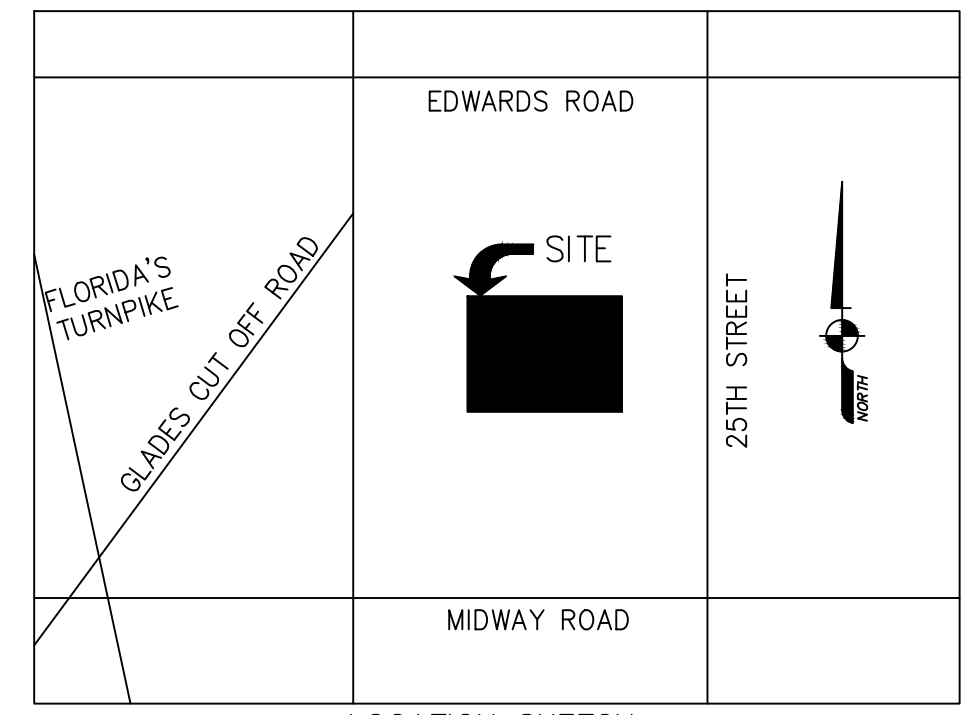
Being a parcel of land lying in Section 32, township 35 South, Range 40 east, St. Lucie County, Florida, said parcel being more particularly described as follows:

Commence at the Northwest corner of said Section 32; thence North  $89^{\circ}50'34''$  East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North  $89^{\circ}50'34''$  East along said North line, a distance of 604.07 feet; thence South  $00^{\circ}47'49''$  West, a distance of 460.07 feet; thence North  $89^{\circ}52'58''$  East, a distance of 170.02 feet; thence South  $00^{\circ}47'37''$  West, a distance of 234.76 feet; thence South  $89^{\circ}50'34''$  West, parallel with as measure at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North  $07^{\circ}18'48''$  East; thence Northerly along the arc of said curve through a central angle of  $0^{\circ}35'09''$ , a distance of 19.02 feet; thence North  $07^{\circ}36'23''$  East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North  $89^{\circ}50'34''$  East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North  $00^{\circ}03'48''$  East, distance of 235.93 feet; thence South  $89^{\circ}50'34''$  West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North  $00^{\circ}04'06''$  East, a distance of 398.93 feet to the Point of Beginning.

Containing 9.21 acres, more or less.



31 32  
 WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32  
 SELVITZ ROAD  
 EAST RIGHT-OF-WAY LINE, SELVITZ ROAD  
 50'  
 589°56'27"E 50.00'  
 POINT OF COMMENCEMENT  
 SOUTHWEST CORNER OF THE  
 NW 1/4 OF SECTION 32  
 (NOT RECOVERED)

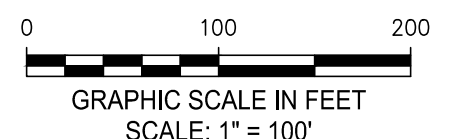


**LEGAL DESCRIPTION**

A parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie, County, Florida, described as follows:  
 Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00'03'46" East, along the West line of said NW 1/4, a distance of 53.50 feet; thence South 89°56'27" East, departing said West line, 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie Water Control District Canal Number 101; thence continue South 89°56'27" East, along said North right-of-way line, 1223.12 feet to the POINT OF BEGINNING; thence North 00°49'02" East, departing said North right-of-way line, 801.18 feet; thence North 01°11'00" West, 1199.37 feet; thence North 00°49'02" East, 235.44 feet; thence South 89°56'27" East, 2869.36 feet; thence South 01°11'00" West, 1199.37 feet to the aforesaid North right-of-way line of Canal Number 101; thence North 89°56'27" West, along said North right-of-way line, 2631.54 feet; thence North 00°03'33" East, 11.00 feet; thence North 89°56'27" West, 40.00 feet to the POINT OF BEGINNING.  
 Said parcel containing 75.000 acres, more or less.

**SURVEYOR'S REPORT:**

1. Reproductions of this sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the North right-of-way line of North St. Lucie Water Control District Canal Number 101, having a bearing of South 89°56'27" East.
6. The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 120286 0188 J, dated 02/16/2012.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: National Geodetic Survey Benchmark STL 4, Elevation 18.00 feet (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1" = 100'.
11. Abbreviation Legend: B.F.P. = Back Flow Preventer; C = Calculated; C = Centerline; C.M.P. = Corrugated Metal Pipe; EL = Elevation; F.B. = Field Book; FD = Found; H.D.P.E. = High-Density Polyethylene Pipe; L.B. = Licensed Business; MS = Measured; NAVD = North American Vertical Datum; NSLWCD = North St. Lucie Water Control District; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.V.C. = Polyvinyl Chloride; W/ = With; W/CAP = With Surveyors Cap.



**LEGEND**

(A)	AIR VALVE
(•)	EXISTING ELEVATION
(○)	MONITORING WELL
(◊)	WATER VALVE
(*)	WOOD LIGHT POLE
(•)	WOOD UTILITY POLE

**SURVEYOR'S REPORT:**

I HEREBY CERTIFY that the attached Boundary and Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary and Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 7/08/2016

*Michael D. Avrom*  
 MICHAEL D. AVROM, P.L.S.  
 Florida Registration No. 3268  
 AVROM & ASSOCIATES, INC.  
 L.B. No. 3300

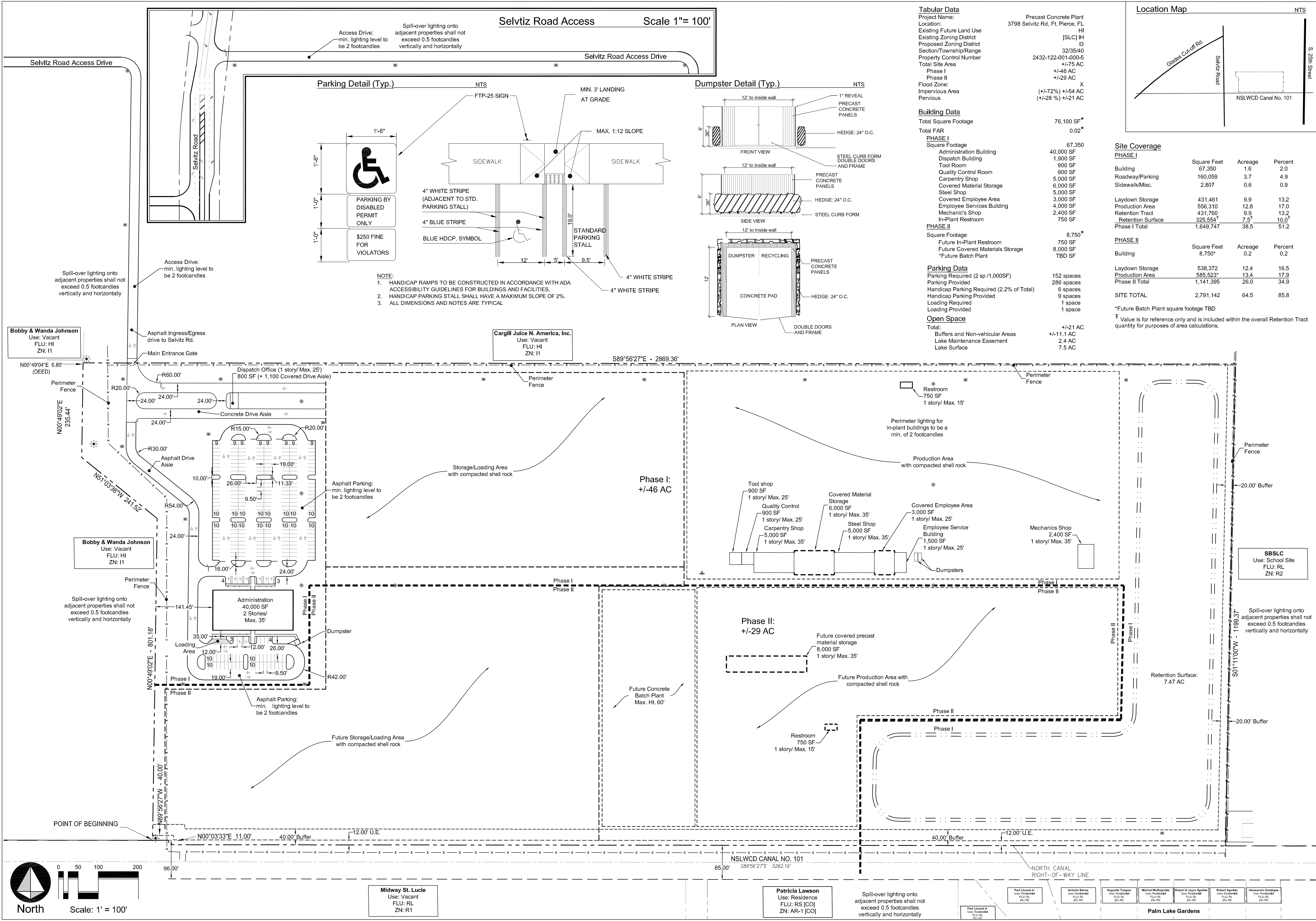
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 7685 SW ELLIPSE WAY, STUART, FLORIDA 34997  
 TEL. (772) 791-6266, FAX (772) 781-6268  
 www.AVIROMSURVEY.com  
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REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**PRECAST SPECIALTIES, LLC**  
 SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

PRECAST SPECIALTIES, LLC  
 CITY OF FORT PIERCE  
 ST. LUCIE COUNTY, FLORIDA

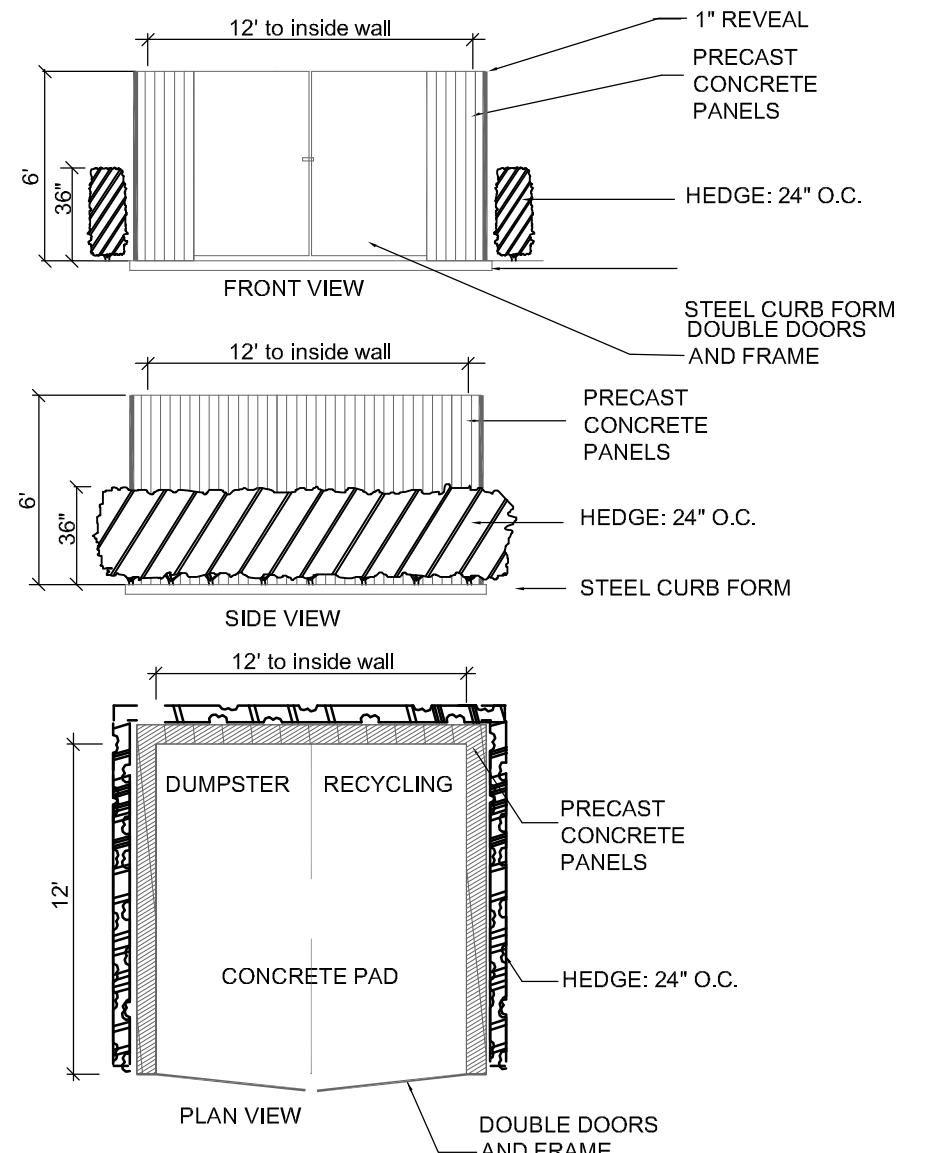
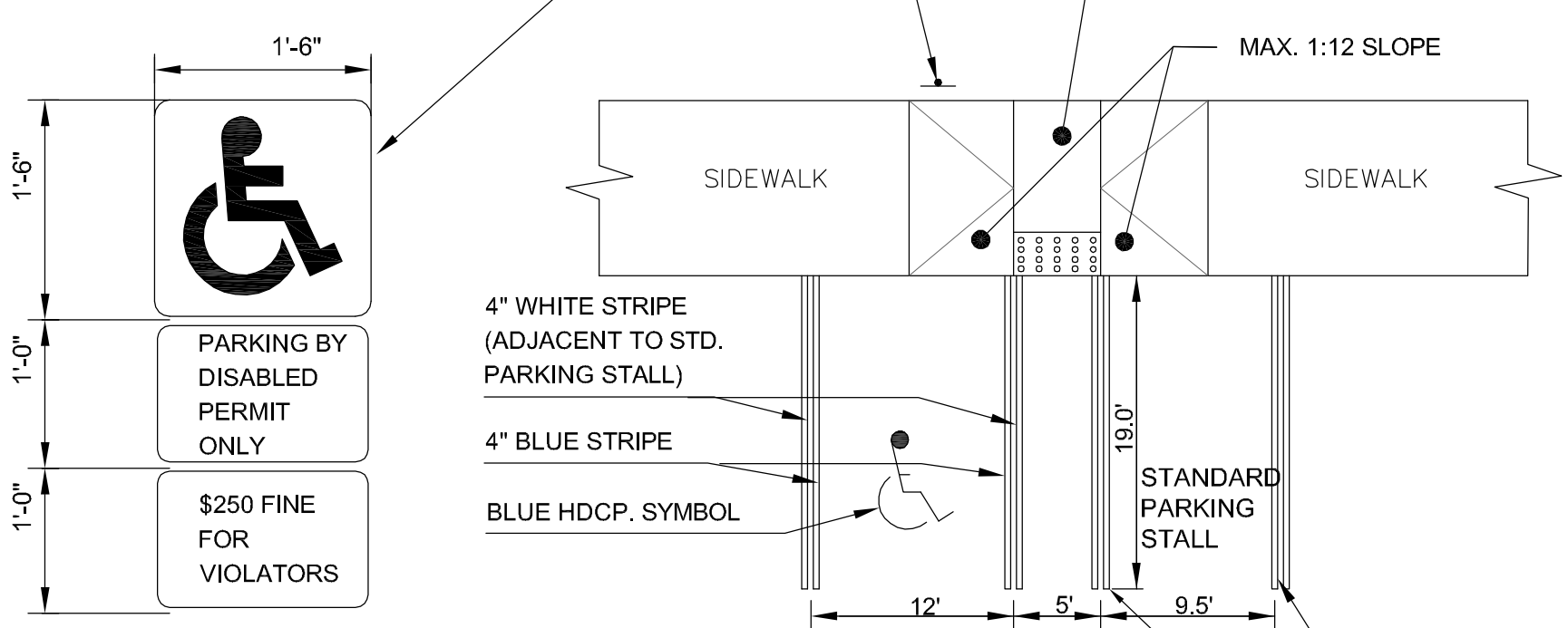
JOB #:	10188
SCALE:	1" = 100'
DATE:	05/13/2016
BY:	J.A.S.
CHECKED:	D.A.H.
F.B.:	S-26 PG. 15-22
SHEET	1 OF 1



**Selvitz Road Access** Scale 1"= 100'

**Parking Detail (Typ.)** NTS

**Dumpster Detail (Typ.)** NTS



- NOTE:**
- HANDICAP RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
  - HANDICAP PARKING STALL SHALL HAVE A MAXIMUM SLOPE OF 2%.
  - ALL DIMENSIONS AND NOTES ARE TYPICAL.

**Tabular Data**

Project Name: Precast Concrete Plant  
 Location: 3798 Selvitz Rd, Ft. Pierce, FL  
 Existing Future Land Use: [SLC] IH  
 Proposed Zoning District: 13  
 Section/Township/Range: 32/35/40  
 Property Control Number: 2432-122-001-000-5  
 Total Site Area: +/-75 AC  
 Phase I: +/-46 AC  
 Phase II: +/-29 AC  
 Flood Zone: X  
 Impervious Area: (+/-72%) +/-54 AC  
 Pervious: (+/-28%) +/-21 AC

**Building Data**

Total Square Footage: 76,100 SF\*  
 Total FAR: 0.02\*

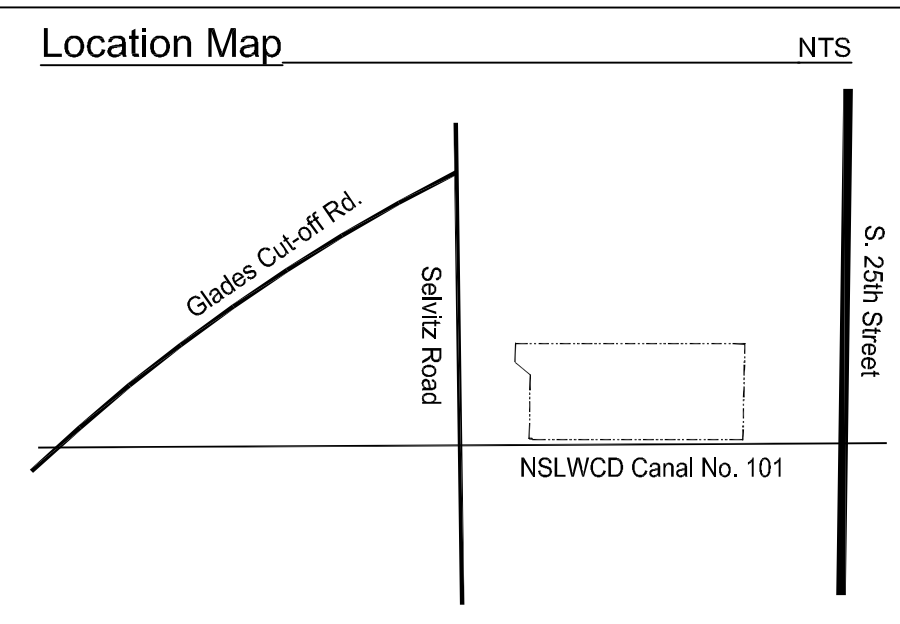
PHASE I	
Square Footage	Count
Administration Building	40,000 SF
Dispatch Building	1,900 SF
Tool Room	900 SF
Quality Control Room	900 SF
Carpentry Shop	5,000 SF
Covered Material Storage	6,000 SF
Steel Shop	5,000 SF
Covered Employee Area	3,000 SF
Employee Services Building	4,000 SF
Mechanics Shop	2,400 SF
In-Plant Restroom	750 SF
<b>PHASE II</b>	
Square Footage	Count
Future In-Plant Restroom	750 SF
Future Covered Materials Storage	8,000 SF
*Future Batch Plant	TBD SF

**Parking Data**

Parking Required (2 sp/1,000SF): 152 spaces  
 Parking Provided: 286 spaces  
 Handicap Parking Required (2.2% of Total): 6 spaces  
 Handicap Parking Provided: 9 spaces  
 Loading Required: 1 space  
 Loading Provided: 1 space

**Open Space**

Total: +/-21 AC  
 Buffers and Non-vehicular Areas: +/-11.1 AC  
 Lake Maintenance Easement: 2.4 AC  
 Lake Surface: 7.5 AC



**Site Coverage**

PHASE I			
Building	Square Feet	Acreage	Percent
Building	67,350	1.6	2.0
Roadway/Parking	160,059	3.7	4.9
Sidewalk/Misc.	2,807	0.6	0.9
<b>PHASE II</b>			
Laydown Storage	431,461	9.9	13.2
Production Area	556,310	12.8	17.0
Retention Tract	431,760	9.9	13.2
Retention Surface	325,554 <sup>†</sup>	7.5 <sup>†</sup>	10.0 <sup>†</sup>
<b>Phase I Total</b>	<b>1,649,747</b>	<b>38.5</b>	<b>51.2</b>
PHASE II			
Building	Square Feet	Acreage	Percent
Building	8,750*	0.2	0.2
Laydown Storage	538,372	12.4	16.5
Production Area	585,523*	13.4	17.9
<b>Phase II Total</b>	<b>1,141,395</b>	<b>26.0</b>	<b>34.9</b>
<b>SITE TOTAL</b>	<b>2,791,142</b>	<b>64.5</b>	<b>85.8</b>

\*Future Batch Plant square footage TBD  
<sup>†</sup> Value is for reference only and is included within the overall Retention Tract quantity for purposes of area calculations.



**Precast Concrete Plant**  
 Prepared for Precast Specialties, LLC  
 Ft. Pierce, Florida

**REVISIONS**

NO.	DATE	DESCRIPTION

**NEW PRECAST MANUFACTURING &  
 ADMINISTRATION FACILITY**

CITY OF FORT PIERCE  
 ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.  
 Florida License No. 51045

CDI PROJECT NO.  
 16488-01

DATE: 8/30/16

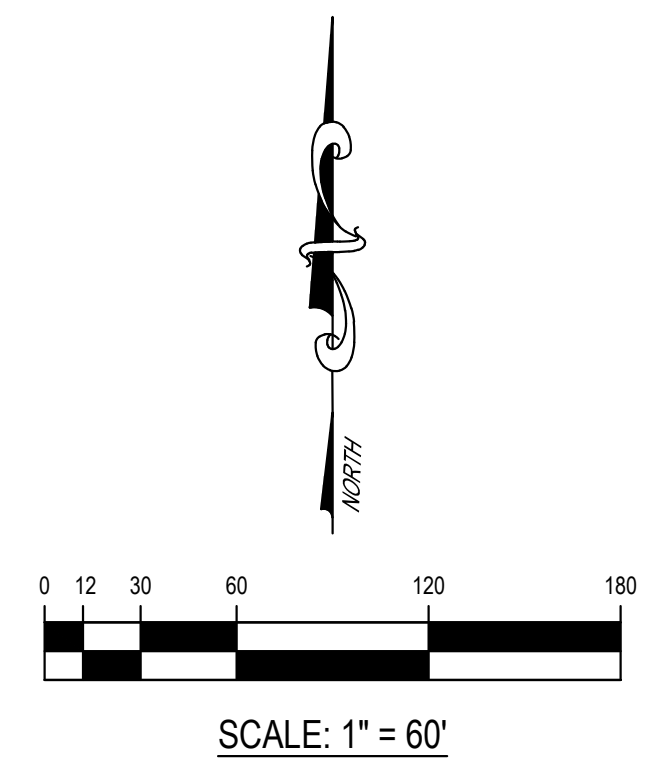
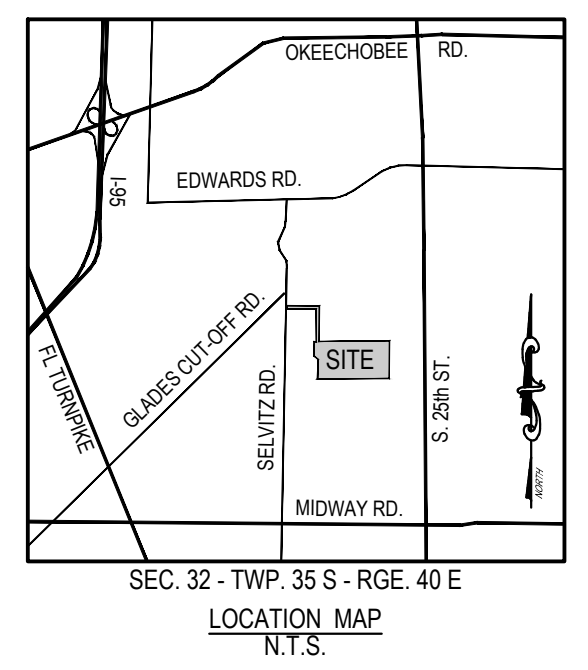
DESIGNED: JT

DRAWN: CJ

NO.	DATE	REVISION DESCRIPTION
1	9/16/16	TRC REVIEW COMMENTS

**PRELIMINARY  
 ENGINEERING PLAN**

**PE1.1**



**LEGEND**

EXISTING WATERMAIN — EXWM — EXWM — EXWM —

EXISTING FORCEMAIN — EXFM — EXFM — EXFM —

EXISTING STORM DRAINAGE — EXSTM — EXSTM — EXSTM —

STRUCTURE NUMBER: S-000  
 RIM ELEVATION: 0.00 RIM  
 INVERT: 0.00  
 STRUCTURE BOTTOM: 0.00 BOT

PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE

STRUCTURE NUMBER: MH-0  
 RIM ELEVATION: 0.00 RIM  
 INVERT: 0.00

PROPOSED SANITARY SEWER — S — S — S — S —

FIRE HYDRANT ASSEMBLY

PROPOSED FIRE MAIN — FIRE — FIRE — FIRE —

PROPOSED WATER SERVICE LINE — V — V — V — V —

PROPOSED SANITARY SERVICE LINE — S — S — S — S —

PROPOSED FORCEMAIN — FM — FM — FM —

PROPOSED SILT FENCE

PROPOSED PAVEMENT

PROPOSED SHELLROCK

PROPOSED CONCRETE

UTILITY EASEMENT U.E.

BUFFER EASEMENT B.E.

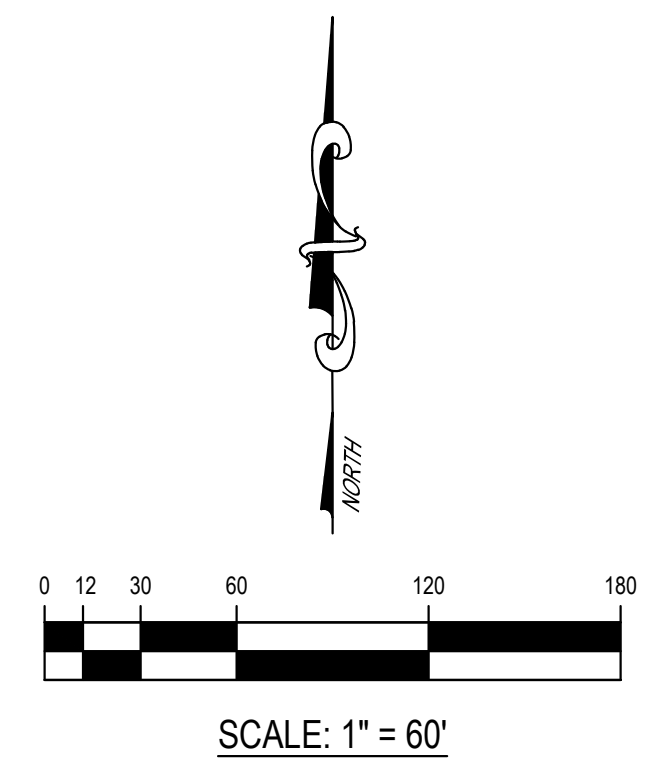
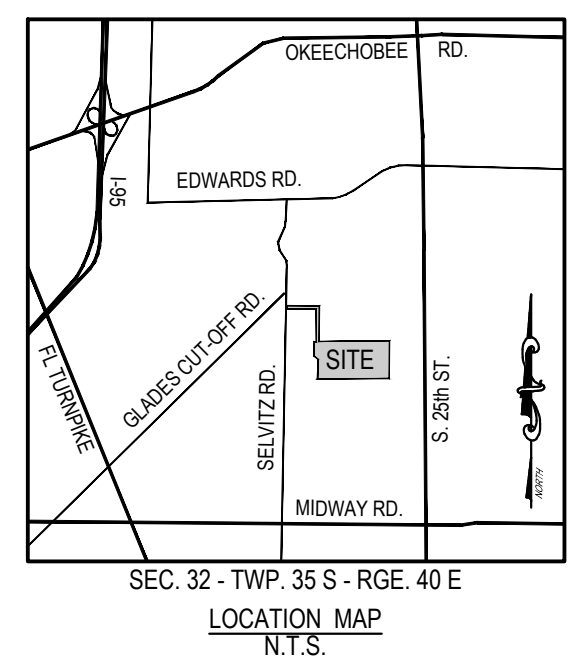
STOP SIGN & 2' STOP BAR (THERMO.)

- NOTES:**
- ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973.
  - PRELIMINARY DESIGN CALCULATION ELEVATIONS ARE AS FOLLOWS:  
 2.1. 10Y-1D STAGE (6" RAINFALL) = 9.49 (MINIMUM ROAD CROWN)  
 2.2. 25Y-3D STAGE (9.5" RAINFALL) = 10.49 (MINIMUM PERIMETER)  
 2.3. 100Y-3D STAGE (12.23" RAINFALL) = 11.05 (MINIMUM FFE)
  - PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
  - SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
  - STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
  - FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO SERVICE CONNECTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES PARTICULARLY WATER AND SEWER DURING THE ENTIRE COURSE OF CONSTRUCTION.



MATCHLINE (SEE SHEET PE1.2)

**NEW PRECAST MANUFACTURING & ADMINISTRATION FACILITY**  
 CITY OF FORT PIERCE  
 ST. LUCIE COUNTY, FLORIDA



LEGEND	
EXISTING WATERMAIN	— EXWM — EXWM — EXWM —
EXISTING FORCEMAIN	— EXFM — EXFM — EXFM —
EXISTING STORM DRAINAGE	— EXSTM — EXSTM — EXSTM —
STRUCTURE NUMBER	S-000
RIM ELEVATION	0.00 RIM
INVERT	0.00
STRUCTURE BOTTOM	0.00 BOT
PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE	— S — S — S — S — S — S —
STRUCTURE NUMBER	MH-0
RIM ELEVATION	0.00 RIM
INVERT	0.00
PROPOSED SANITARY SEWER	— S — S — S — S — S — S —
FIRE HYDRANT ASSEMBLY	— FH — FH — FH —
PROPOSED FIRE MAIN	— FIRE — FIRE — FIRE —
PROPOSED WATER SERVICE LINE	— W — W — W — W — W — W —
PROPOSED SANITARY SERVICE LINE	— SS — SS — SS — SS — SS — SS —
PROPOSED FORCEMAIN	— FM — FM — FM —
PROPOSED SILT FENCE	— S — S — S — S — S — S —
PROPOSED PAVEMENT	[Symbol]
PROPOSED SHELLROCK	[Symbol]
PROPOSED CONCRETE	[Symbol]
UTILITY EASEMENT	U.E.
BUFFER EASEMENT	B.E.
STOP SIGN & 2' STOP BAR (THERMO.)	[Symbol]

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**APPROVED BY:**

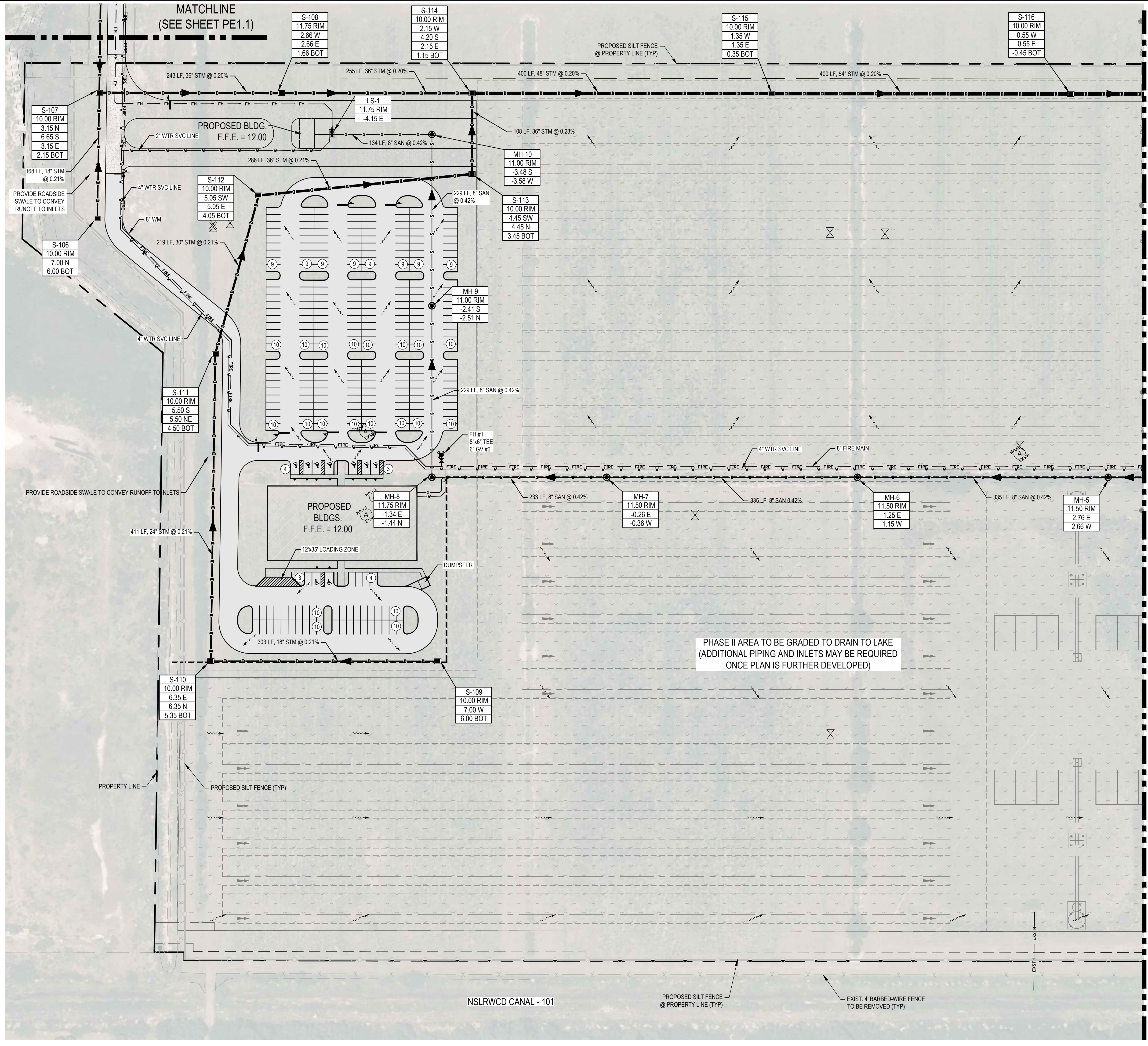
T. Jeff Trompeter, P.E.  
 Florida License No. 51045

CDI PROJECT NO.  
 16488-01

DATE: 8/30/16  
 DESIGNED: JT  
 DRAWN: CJ

**PRELIMINARY ENGINEERING PLAN**

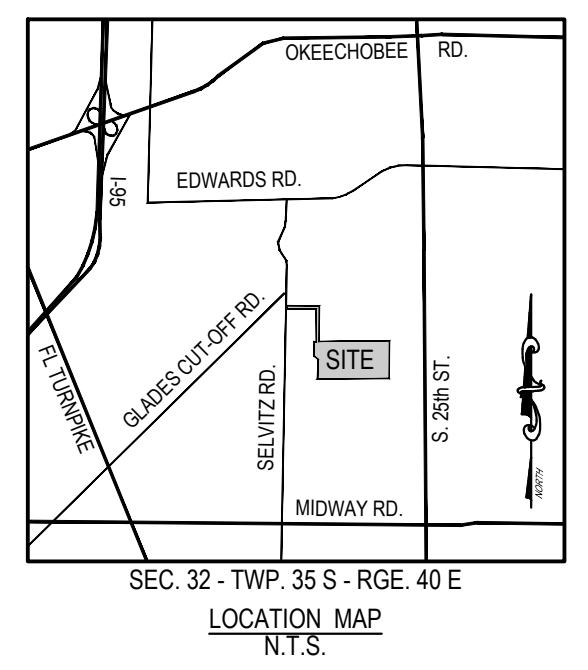
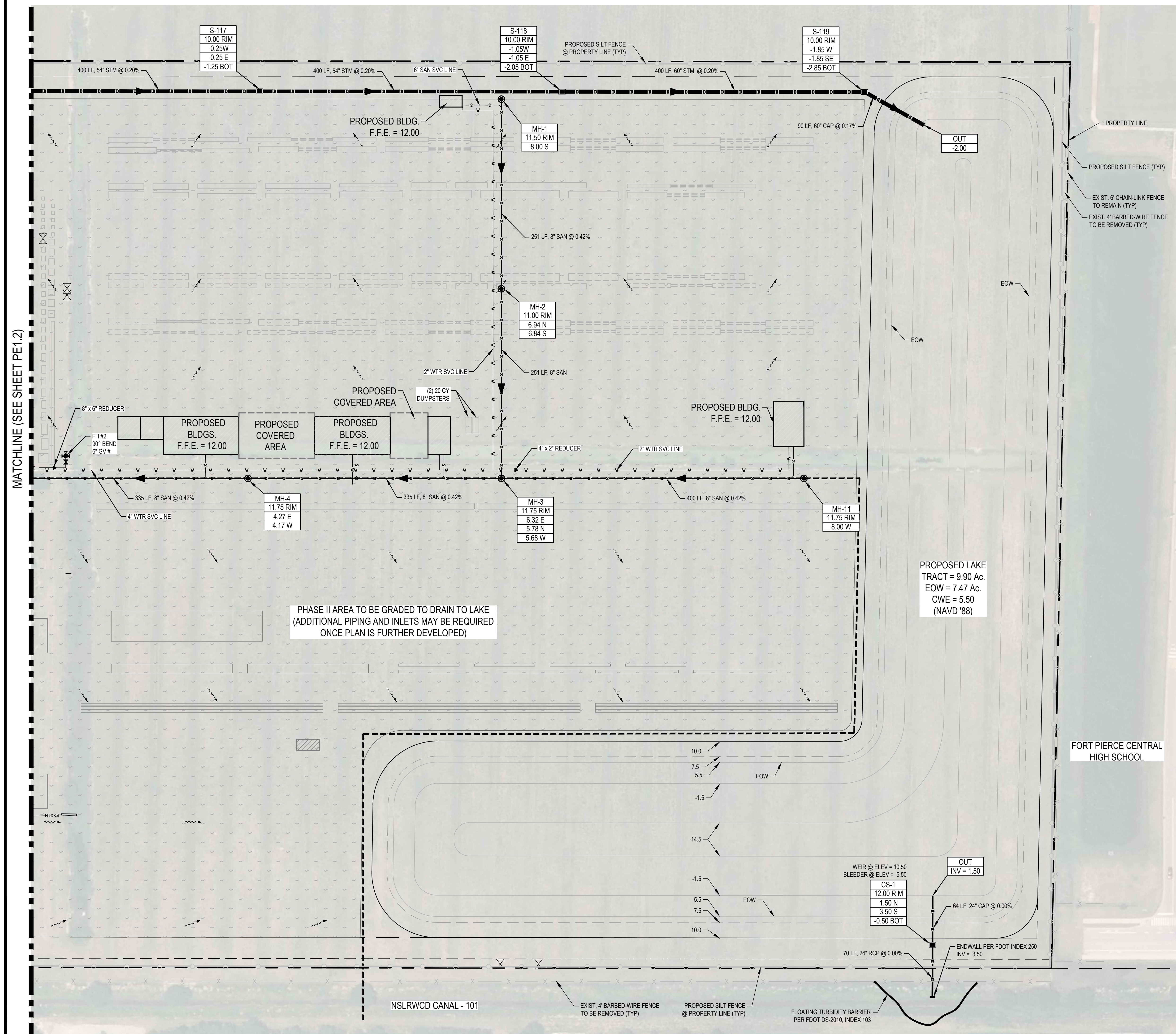
**PE1.2**



MATCHLINE (SEE SHEET PE1.3)

MATCHLINE (SEE SHEET PE1.1)

NO.	DATE	REVISION DESCRIPTION
1	9/16/16	TRC REVIEW COMMENTS



**LEGEND**

EXISTING WATERMAIN	— EXWM — EXWM — EXWM —
EXISTING FORCEMAIN	— EXFM — EXFM — EXFM —
EXISTING STORM DRAINAGE	— EXSTM — EXSTM — EXSTM —
STRUCTURE NUMBER	— S-000
RIM ELEVATION	0.00 RIM
INVERT	0.00
STRUCTURE BOTTOM	0.00 BOT
PROPOSED STORM DRAINAGE LINE W/ STORM STRUCTURE	— S — S — S — S — S —
STRUCTURE NUMBER	— MH-0
RIM ELEVATION	0.00 RIM
INVERT	0.00
PROPOSED SANITARY SEWER	— S — S — S — S — S —
FIRE HYDRANT ASSEMBLY	— FH — FH — FH —
PROPOSED FIRE MAIN	— FIRE — FIRE — FIRE —
PROPOSED WATER SERVICE LINE	— W — W — W — W — W —
PROPOSED SANITARY SERVICE LINE	— SS — SS — SS — SS — SS —
PROPOSED FORCEMAIN	— FM — FM — FM —
PROPOSED SILT FENCE	— S — S — S — S — S —
PROPOSED PAVEMENT	▭
PROPOSED SHELLROCK	▭
PROPOSED CONCRETE	▭
UTILITY EASEMENT	U.E.
BUFFER EASEMENT	B.E.
STOP SIGN & 2' STOP BAR (THERMO.)	▬

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**CDI CIVIL DESIGN, INC.**  
 Service Driven Design - Engineered Results  
 1400 Centrepark Blvd, Suite 905  
 West Palm Beach, FL 33401  
 T: 561.659.5760 F: 561.659.5772  
 www.civil-design.com  
 CA No. 9664

**NEW PRECAST MANUFACTURING & ADMINISTRATION FACILITY**

CITY OF FORT PIERCE  
 ST. LUCIE COUNTY, FLORIDA

APPROVED BY:

T. Jeff Trompeter, P.E.  
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 16488-01

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 DESIGNED: JT  
 DRAWN: CJ

NO.	DATE	REVISION DESCRIPTION

**PRELIMINARY ENGINEERING PLAN**

**PE1.3**