

Said boundaries no longer including the following properties legally described as:

Parcel IDs: 2402-312-0001-000-5 & 2402-331-0002-000-1 (Uplands):

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESAID BRIDGE RUN NORTH $64^{\circ} 50' 00''$ E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT, THENCE SOUTH $25^{\circ} 09'$ A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING, THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE MEANDER SHORE NORTH $70^{\circ} 49'$ EAST A DISTANCE OF 564.9 FT, THENCE NORTH $55^{\circ} 30' 00''$ EAST A DISTANCE OF 482.41 FT, THENCE NORTH $25^{\circ} 10' 00''$ WEST A DISTANCE OF 159.50 FT, THENCE NORTH $64^{\circ} 50' 00''$ EAST A DISTANCE OF 12 FT, THENCE NORTH $25^{\circ} 10' 00''$ WEST A DISTANCE OF 500 FT, THENCE CONTINUE SOUTH $64^{\circ} 50' 00''$ WEST A DISTANCE OF 12 FT, THENCE NORTH $25^{\circ} 10' 00''$ WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR, THENCE SOUTH $62^{\circ} 52' 16''$ WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT, THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT, THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067). Containing 17.04 acres, more or less.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR SEAWAY DRIVE AT STATION: 51+67.21, AS SHOWN ON THE MAP PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION, SECTION 94050-2509, SHEET 1 OF 6, DATED 11-Q7-69 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY PROPERTY; THENCE SOUTH $25^{\circ} 28' 28''$ EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 766.77 FEET TO THE POINT OF BEGINNING; THENCE NORTH $70^{\circ} 30' 13''$ EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 564.95 FEET; THENCE NORTH $55^{\circ} 11' 19''$ EAST, A DISTANCE OF 156.79 FEET TO A POINT, SAID POINT ALSO KNOWN AS REFERENCE PONT "A"; THENCE SOUTH $13^{\circ} 24' 23''$ WEST, A DISTANCE OF 24.33 FEET; THENCE SOUTH $62^{\circ} 05' 49''$ WEST, A DISTANCE OF 58.43 FEET; THENCE SOUTH $59^{\circ} 09' 13''$ WEST, A DISTANCE OF 75.90 FEET; THENCE SOUTH $45^{\circ} 44' 33''$ WEST, A DISTANCE OF 28.96 FEET; THENCE SOUTH $68^{\circ} 03' 20''$ WEST, A DISTANCE OF 93.99 FEET; THENCE SOUTH $64^{\circ} 05' 22''$ WEST, A DISTANCE OF 131.22 FEET; THENCE SOUTH $65^{\circ} 50' 33''$ WEST, A DISTANCE OF 123.03 FEET; THENCE SOUTH $64^{\circ} 49' 33''$ WEST, A DISTANCE OF 76.95 FEET; THENCE SOUTH $68^{\circ} 25' 21''$ WEST, A DISTANCE OF 115.25 FEET TO THE SAID EAST LINE OF THE CITY OF FORT PIERCE UTILITIES AUTHORITY; THENCE NORTH $25^{\circ} 28' 28''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 55.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH $55^{\circ} 11' 19''$ EAST, A DISTANCE OF 3.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH $55^{\circ} 11' 19''$ EAST, A DISTANCE OF 321.96 FEET TO THE WEST LINE OF HARBOUR ISLE AT HUTCHINSON ISLAND AS

RECORDED IN PLAT BOOK 43, PAGES 31A AND 31B, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 25°27'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.21 FEET; THENCE NORTH 67°36'11" WEST, DEPARTING SAID WEST LINE, A DISTANCE OF 24.64 FEET; THENCE NORTH 75°56'23" WEST, A DISTANCE OF 65.84 FEET; THENCE NORTH 81°49'27" WEST, A DISTANCE OF 62.56 FEET; THENCE NORTH 89°18'33" WEST, A DISTANCE OF 83.36 FEET; THENCE SOUTH 80°11'48" WEST, A DISTANCE OF 66.03 FEET; THENCE SOUTH 59°18'05" WEST. A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. Containing .98 acres, more or less.

CONTAINING IN ALL 18.02 ACRES, MORE OR LESS.

and further depicted on Exhibit "A", attached hereto and incorporated herein, said properties being located at 601 Seaway Drive in Fort Pierce, Florida.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance is and the same shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

James M. Messer
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.17- 035 was duly advertised by title only in the St. Lucie News Tribune on November 4, 2017; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on November 20, 2017; and was duly introduced, read by title only, and passed on second and final reading December 4, 2017, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of December, 2017.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(City Seal)

EXHIBIT A-2

Legal Description of Subject Property

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT IN EAST END OF SOUTH BRIDGE, SAID POINT BEING A CROSS IN DECK OF AFORESAID BRIDGE RUN NORTH 64° 50' 00" E EAST ALONG CENTER LINE OF SEAWAY DR A DISTANCE OF 525 FT, THENCE SOUTH 25' 09" A DISTANCE OF 154.91 FT TO SOUTH RIGHT OF WAY OF SEAWAY DR AND POINT OF BEGINNING, THENCE CONTINUE SOUTH A DISTANCE OF 656.44 FT TO HWM OF INDIAN RIVER, THENCE MEANDER SHORE NORTH 70' 49" EAST A DISTANCE OF 564.9 FT, THENCE NORTH 55° 30' 00" EAST A DISTANCE OF 482.41 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 159.50 FT, THENCE NORTH 64° 50' 00" EAST A DISTANCE OF 12 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 500 FT, THENCE CONTINUE SOUTH 64° 50' 00" WEST A DISTANCE OF 12 FT, THENCE NORTH 25° 10' 00" WEST A DISTANCE OF 73.5 FT TO SOUTH RIGHT OF WAY LINE OF SEAWAY DR, THENCE SOUTH 62° 52' 16" WEST ALONG SOUTH RIGHT OF WAY LINE A DISTANCE OF 294.42 FT, THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 50.34 FT, THENCE SOUTHERLY ALONG RIGHT OF WAY LINE A DISTANCE OF 49.64 FT, THENCE SOUTH WESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 708.38 FT TO POINT OF BEGINNING (OR 1674-1067). Containing 17.04 acres, more or less.

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