

**TITLE SEARCH REPORT**

America Government Services Corporation  
3812 W. Linebaugh Avenue  
Tampa, Florida 33618  
(813) 933-3322

AGSC Search Number: 32512-2  
County: St. Lucie  
Project: N Causeway Drive

Contractor's Tax I.D. No.: 59-2346160

THE UNDERSIGNED does hereby certify that a search has been made of the Public Records of St. Lucie County, State of Florida, certified to the City of Fort Pierce, Florida, a municipal corporation, as to the following described property to wit:

**LEGAL DESCRIPTION:** See Exhibit "A", attached hereto.

**OWNER(S):** City of Fort Pierce (as to part of 475.63 acres described in Deed Book 81, Page 111), and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (as to parcel of submerged land pursuant to Florida Statute 253.12)

**Mailing Address on Deed: N/A**

By: TIIF Deed

From: The Trustees of the Internal Improvement Fund of the State of Florida

Dated: May 28, 1929

Filed and Recorded: July 24, 1929

In Deed:

Book: 81 Page: 111

**CORPORATE STATUS: NONE**

**PROBATED ESTATES: NONE**

**GUARDIANSHIPS: NONE**

**CONTIGUOUS LANDS: 1434-100-0000-010-6; 1434-100-0000-020-9**

**FIVE YEAR HISTORY: NONE**

**TIITF RESERVATIONS AND RELEASES:**

Reservation of an undivided three-fourths interest in mineral rights, and an undivided one-half interest in oil rights, in favor of the Trustees of the Internal Improvement Fund of the State of Florida in that certain deed recorded in Deed Book 81, Page 111; restriction of land use for public or municipal purposes only released in Quit Claim Deed 17895-A and 17895-B corrective.

**CHAIN OF TITLE:**

1. Deed from the Trustees of the Internal Improvement Fund of the State of Florida, to City of Fort Pierce, dated May 28, 1929 and recorded July 24, 1929 in Deed Book 81, Page 111. (contains additional property)
2. Quit Claim Deed from the City of Fort Pierce, a Florida corporation, to the State of Florida, dated October 31, 1962 and recorded November 2, 1962 in Official Records Book 49, Page 203. (LESS OUT)
3. City Deed from the City of Fort Pierce, a Florida municipal corporation, to the State of Florida, dated January 31, 1966 and recorded February 7, 1966 in Official Records Book 137, Page 547. (LESS OUT)
4. Quit Claim Deed from the City of Fort Pierce, Florida, a municipal corporation, to the United States of America, dated February 20, 1974 and recorded February 21, 1974 in Official Records Book 224, Page 272. (LESS OUT)
5. Quit Claim Deed from the United States of America, to the City of Fort Pierce, Florida, dated October 28, 1963 and recorded April 16, 1974 in Official Records Book 226, Page 818. (contains additional property)

**ENCUMBRANCES:**

1. Grant In Perpetuity for Deposit of Spoil between City of Fort Pierce, and United States of America, dated November 28, 1936 and recorded January 12, 1937 in Deed Book 90, Page 37; as thereafter amended in Deed Book 241, Page 25.
2. Dedication from the Trustees of the Internal Improvement Fund of the State of Florida, to the State Road Department of Florida, dated June 2, 1966 and recorded June 22, 1966 in Official Records Book 148, Page 545.
3. Sovereign Submerged Lands Easement from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, to Florida Power & Light Company, a Florida corporation, dated May 27, 2005 and recorded June 17, 2005 in Official Records Book 2275, Page 2141.

Note: All of the above instruments are recorded in the Public Records of St. Lucie County, Florida, unless otherwise noted.

**TAXES:**

Parcel No.: 1435-200-0002-000/7  
Taxes for 2022 are exempt.  
Current assessment: \$202,730.00  
Homestead exemption was NOT filed in 2022.  
Delinquent Taxes: None

Site Address:  
0 N Causeway Dr  
Fort Pierce, FL

**CERTIFICATION:**

**AS TO THE ORIGINAL SEARCH REPORT:**

The undersigned hereby certifies that the foregoing TITLE SEARCH REPORT reflects a comprehensive search of the Public Records of St. Lucie County, Florida, showing the apparent ownership of the lands described above, together with outstanding encumbrances affecting the lands.

American Government Services Corporation assumes no responsibility for any defects or omissions in or from the instruments appearing in the chain of title to the property described herein, which defects or omissions would render such instruments void.

This report is furnished at your request for information only and is not to be construed as a title opinion or a guarantee of title. It is not a title insurance policy.

The liability of American Government Services Corporation is limited to \$1000.00 per report and shall not in any event exceed the maximum liability as set forth under F.S. 627.7843 (3).

Effective date from 1913 through August 4, 2023 at 8:00 a.m.:



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Wendi McAleese  
American Government Services Corporation

**EXHIBIT "A"**

Note: The following legal description was provided by the Property Appraiser's Office, pursuant to the tax identification number provided to American Government Services Corporation. The company reserves the right to amend or modify the legal description upon being provided with an accurate legal description and/or survey.

35 34 40 PART OF 475.63 ACRES IN SECTIONS 34 AND 35-34-40 AS IN  
DBK81-111 AND PARCEL OF SUBMERGED LAND WHICH LIES NELY OF  
SD 475.63 ACRES-ALL MPD IN OR 137-547: 148-545

### Property Identification

Site Address: N CAUSEWAY DR  
 Sec/Town/Range: 35/34S/40E  
 Parcel ID: 1435-200-0002-000-7  
 Jurisdiction: Saint Lucie County

Use Type: 8200  
 Account #: 12105  
 Map ID: 14/35N  
 Zoning: Conservati

### Ownership

Ft Pierce City of  
 PO Box 1480  
 Fort Pierce, FL 34954

### Legal Description

35 34 40 PART OF 475.63 ACRES IN SECTIONS 34 AND 35-34-40 AS IN DBK81-111 AND PARCEL OF SUBMERGED LAND WHICH LIES NELY OF SD 475.63 ACRES-ALL MPD IN OR 137-547: 148-545

### Current Values

Just/Market Value: \$404,400  
 Assessed Value: \$202,730  
 Exemptions: \$202,730  
 Taxable Value: \$0



### Total Areas

Finished/Under Air (SF): 168  
 Gross Sketched Area (SF): 168  
 Land Size (acres): 5  
 Land Size (SF): 217,800

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 9, 2012	3365 / 2942	0198	SPWD	Ft Pierce City Of	\$0
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 168 SF

Gross Sketched Area: 168 SF

#### Exterior Data

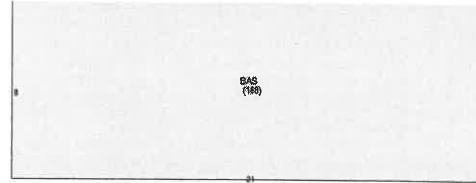
View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: UT4	Year Built: 2015	Frame:
Grade: Y_D	Effective Year: 2015	Primary Wall: Hardi Plank
Story Height: 1 Story	No. Units: 1	Secondary Wall:

#### Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: CONC GRD  
 Sprinkled %: N/A%



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	168	168	58

### Special Features and Yard Items

Type	Qty	Units	Year Blt
ASPI HIGH	1	43200	1960
CONC DOCK	1	2640	1960

### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$322,100	2022		9000	State of Florida	\$202,730
Land:	\$82,300					
Just/Market:	\$404,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$201,670					
Assessed:	\$202,730					
Exemption(s):	\$202,730					
Taxable:	\$0					

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2023	0041	3.9	Fort Pierce Stormwater Charge	\$269.10

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	\$404,400	\$202,730	\$202,730	\$0
2021	\$184,300	\$184,300	\$184,300	\$0
2020	\$185,300	\$172,646	\$172,646	\$0

### Permits

Number	Issue Date	Description	Amount	Fee
F890000058	Jan 1, 1989	Dock	\$48,780	\$48,780
F890000058	Jan 1, 1989	Dock	\$48,780	\$48,780
C1211-0027	Nov 5, 2012	Electric	\$0	\$0
C1409-0347	Sep 26, 2014	Roof	\$0	\$0
C1503-0153	Mar 31, 2015	Roof	\$0	\$0

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Saint Lucie County](#)

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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P.O. Box 308  
Fort Pierce, FL 34954-0308  
772-462-1650  
www.tcsic.com

**2022 REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

**Skip the trip and pay at [www.tcsic.com](http://www.tcsic.com)**

- echeck (electronic payment from your checking account for a small fee)
- Credit card (2.5 % convenience fee applies)
- Print your receipt instantly online!

**ACCOUNT**  
1435-200-0002-000/7

**ESCROW**


Ft Pierce City of  
PO Box 1480  
Fort Pierce, FL 34954-1480

Government

0 N CAUSEWAY DR, Saint Lucie County  
35 34 40 PART OF 475.63 ACRES IN SECTIONS  
34 AND 35-34-40 AS IN DBK81-111 AND PA  
See Additional Legal on Tax Roll

AD VALOREM TAXES						
TAXING AUTHORITY		MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
St Lucie Co Storm Wtr Mgt	772-462-1670	0.4731	202,730	202,730	0	0.00
County Parks MSTU	772-462-1670	0.1813	202,730	202,730	0	0.00
Co Public Transit MSTU	772-462-1670	0.1269	202,730	202,730	0	0.00
Erosion District E	772-462-1670	0.1763	202,730	202,730	0	0.00
Law Enf, Jail, Judicial Sys	772-462-1670	2.7294	202,730	202,730	0	0.00
Co General Revenue Fund	772-462-1670	4.2077	202,730	202,730	0	0.00
St Lucie Co Comm Dev MSTU	772-462-1670	0.4300	202,730	202,730	0	0.00
Law Enforcement MSTU	772-462-1670	0.9103	202,730	202,730	0	0.00
Childrens Service Council	772-408-1100	0.4025	202,730	202,730	0	0.00
St Lucie Co Fire District	772-621-3342	3.0000	202,730	202,730	0	0.00
FL Inland Navigation Dist	561-627-3386	0.0320	202,730	202,730	0	0.00
School Discretionary	772-429-3970	0.7480	404,400	404,400	0	0.00
School Capital Improvemnt	772-429-3970	1.5000	404,400	404,400	0	0.00
School Req Local Effort	772-429-3970	3.2310	404,400	404,400	0	0.00
School Voter Referendum	772-429-3970	1.0000	404,400	404,400	0	0.00
Mosquito Control	772-462-1670	0.1352	202,730	202,730	0	0.00
S FL Wtr Mgmt District	561-686-8800	0.2301	202,730	202,730	0	0.00
<b>MILLAGE CODE</b>	0002	<b>TOTAL MILLAGE</b>	19.5138	<b>TOTAL AD VALOREM TAXES</b>		\$0.00

RETAIN THIS PORTION FOR YOUR RECORDS

**eBill** 

Go paperless and receive your tax bill by email.

[www.tcsic.com](http://www.tcsic.com)

NON AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
<b>TOTAL ASSESSMENTS</b>	\$0.00



Scan to view your bill online

**COMBINED TAXES AND ASSESSMENTS** \$0.00

Pay One Amount (Discount Already Deducted)	If Postmarked By Please Pay	Jul 31, 2023 \$0.00				
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P.O. Box 308  
Fort Pierce, FL 34954-0308  
772-462-1650  
www.tcsic.com

**2022 REAL ESTATE**

**ACCOUNT**  
1435-200-0002-000/7

Please add your phone number for our records:  
\_\_\_\_\_

Pay online at [www.tcsic.com](http://www.tcsic.com)

**AMOUNT DUE**

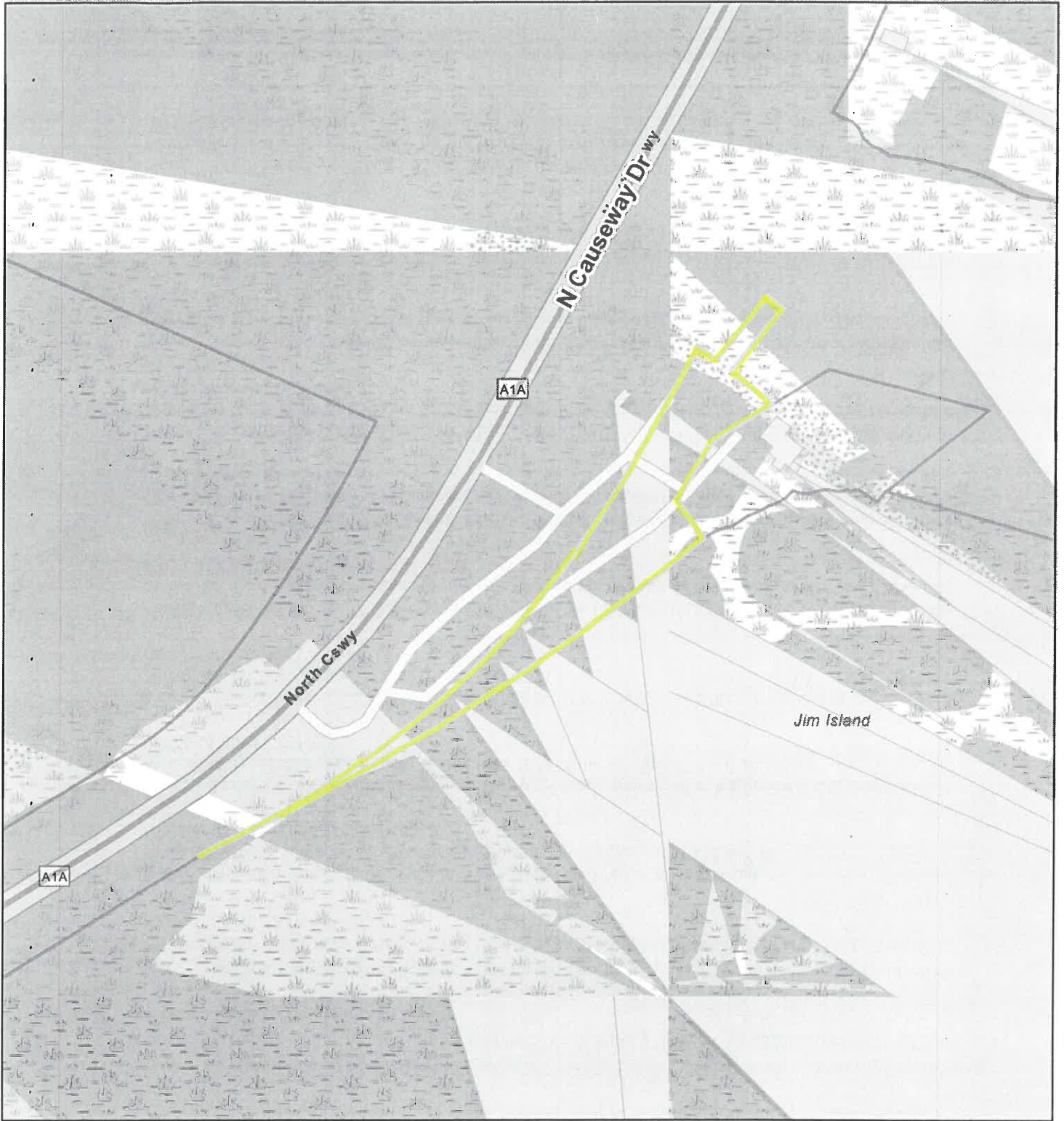
I am paying the following amount (check only one box):

Jul 31, 2023	\$0.00
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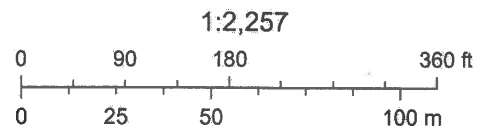
Ft Pierce City of  
PO Box 1480  
Fort Pierce, FL 34954-1480

Checks payable to St. Lucie County Tax Collector  
U.S. funds only through U.S. bank  
No postdated checks · Print receipt online

# Saint Lucie County Property Appraiser



7/21/2023



Internal Improvement Fund, State of Florida

DB 81

p. 111

DEED NO. 17,895.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under and by virtue of the authority of Section 1061 of the Revised General Statutes of Florida, and according to the provisions and procedure provided for in Section 1062 of the Revised General Statutes of Florida, and for and in consideration of the sum of Five Thousand Nine Hundred Forty-Five & 37/100 Dollars, to them in hand paid by City of Fort Pierce

125.00

St. Lucie County, Florida, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed to the said City of Fort Pierce in St. Lucie County, Florida, and its successors, for public and municipal purposes only, forever, the following described lands, to-wit:

Beginning at a point on the North boundary of Section 34, Township 34 South, Range 40 East, 2,008 feet West of the N. E. Corner;

Run South 3,000 feet;

Thence South 41 degrees, 26 minutes, East, 3,041 feet to S. E. corner of Section 34; thence East along South boundary of Sec. 35, 1,200 feet;

- Thence North 74 degrees 00 minutes East 3,200.00 feet;
Thence North 24 degrees 00 minutes East 800.00 feet;
Thence North 57 degrees 11 minutes West 2,709.00 feet;
Thence North 16 degrees 05 minutes West 222.60 feet;
Thence North 75 degrees 12 minutes West 815.60 feet;
Thence South 59 degrees 23 minutes West 166.50 feet;
Thence North 67 degrees 23 minutes West 984.10 feet;
Thence North 54 degrees 01 minute East 128.00 feet;
Thence North 43 degrees 43 minutes East 734.80 feet;
Thence North 20 degrees 06 minutes East 537.20 feet;
Thence North 21 degrees 12 minutes West 345.80 feet;
Thence South 55 degrees 56 minutes West 300.00 feet;
Thence South 40 degrees 14 minutes West 200.00 feet;
Thence South 17 degrees 00 minutes West 137.90 feet;
Thence South 66 degrees 22 minutes West 887.10 feet;
Thence South 72 degrees 47 minutes West 64.20 feet;
Thence North 47 degrees 12 minutes West 1,362.00 feet;
Thence West 1,008.00 feet;

to the point of beginning as above described; containing 475.63 acres, more or less.

All lying and being in Sections 34 and 35, Township 34 South, Range 40 East, St. Lucie County, Florida.

The same being Tract No. 3 Saint Lucie County, Submerged lands of Internal Improvement Fund of the State of Florida.

TO HAVE AND TO HOLD the said above mentioned and described land and premises, and all the title and interest of the Trustees therein as granted to them by Section 1061 of the Revised General Statutes of Florida, unto the said City of Fort Pierce

and its successors, for public and municipal purposes only  
~~heirs and assigns~~, forever.

SAVING AND RESERVING unto the Trustees of the Internal Improvement Fund of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land, with the privilege to mine and develop the same.

IN WITNESS WHEREOF, The Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed their seals, and have caused the seal of the DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA, to be hereunto affixed, at the Capitol, in the City

of Tallahassee, on this the 28th. day of May, A. D. Nineteen  
Hundred and Twenty-Nine.

Doyle E. Carlton (SEAL)  
Governor.

Ernest Amos (SEAL)  
Comptroller.

(SEAL)

Sent to  
J. W. Dunn,  
City Clerk,  
Ft. Pierce, Fla.  
July 5, 1929.

W. V. Knott (SEAL)  
Treasurer.

Fred H. Davis (SEAL)  
Attorney-General.

Nathan Mayo (SEAL)  
Commissioner of Agriculture.

Date corrected and sent to  
Walter M. Rogers, City attorney,  
Ft. Pierce, Florida.  
July 15, 1929.

Corrected and sent to  
Walter M. Rogers, City Attorney,  
Fort Pierce, Florida.  
July 19, 1929.

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND  
OF THE STATE OF FLORIDA

QUITCLAIM DEED

NO. 17895-A

KNOW ALL MEN BY THESE PRESENTS: That the Trustees of the Internal Improvement Fund of the State of Florida, for and in consideration of the sum of Ten and 00/100 Dollars, (\$10.00), to them in hand paid, have remised, released and quitclaimed and by these presents do remise, release and quitclaim unto the CITY OF FORT PIERCE in St. Lucie County, Florida, a municipal corporation, its successors and assigns, all of the right, title, interest, claim and demand arising out of the following restrictive provisions contained in Trustees' Deed No. 17895, dated May 28, 1929, to-wit:

"TO HAVE AND TO HOLD the said above mentioned and described land and premises, and all the title and interest of the Trustees therein as granted to them by Section 1061 of the Revised General Statutes of Florida, unto the said City of Fort Pierce, and its successors, for public and municipal purposes only, forever";

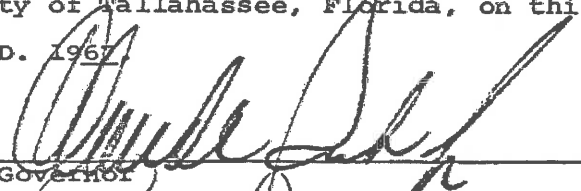
insofar as said restrictive provisions affect the following described lands contained in that certain Deed No. 17895 from the Trustees of the Internal Improvement Fund of the State of Florida to the CITY OF FORT PIERCE, bearing date of May 28, 1929:

Beginning at a point on the North boundary of Section 34, Township 34 South, Range 40 East, 2,008 feet West of the N.E. Corner; run South 3,000 feet; thence South 41° 26' East, 3,041 feet to the S.E. corner of Section 34; thence East along South boundary of Section 35, 1200 feet; thence North 74° 00' East, 3,200.00 feet; thence North 24° 00' East, 800.00 feet; thence North 57° 11' West, 2,709.00 feet; thence North 16° 05' West, 222.60 feet; thence North 75° 12' West, 615.60 feet; thence South 59° 23' West, 166.50 feet; thence North 67° 23' West, 984.10 feet; thence North 54° 01' East, 128.00 feet; thence North 43° 43' East, 734.80 feet; thence North 20° 06' East, 537.20 feet; thence North 21° 12' West, 345.80 feet; thence South 55° 56' West, 300.00 feet; thence South 40° 14' West, 200 feet; thence South 17° 00' West, 137.90 feet; thence South 66° 22' West, 887.10 feet; thence South 72° 47' West, 64.20 feet; thence North 47° 12' West, 1,362.00 feet; thence West 1,008.00 feet to the point of beginning as above described; containing 475.63 acres, more or less. All lying and being in Sections 34 and 35, Township 34 South, Range 40 East, St. Lucie County, Florida. The same being Tract No. 3 St. Lucie County submerged lands of Internal Improvement Fund of the State of Florida.

SAVING AND RESERVING unto the said Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three-fourths of all phosphate, minerals and metals, and title to an undivided one-half of all petroleum that may be in, on or under the above described land, with the privilege to mine and develop the same.

It is the intention of the Trustees by the execution of this instrument to release, cancel and eliminate the covenant contained in said above numbered instrument restricting the use of said lands as described therein for public and municipal purposes only as authorized by Chapter 67-947, Acts of 1967.

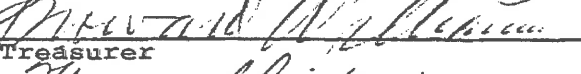
IN TESTIMONY WHEREOF, the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and have caused the official seal of said Trustees to be hereunto affixed, in the City of Tallahassee, Florida, on this the 21st day of September, A. D. 1967

  
\_\_\_\_\_  
Governor

  
\_\_\_\_\_  
Secretary of State

  
\_\_\_\_\_  
Attorney General

  
\_\_\_\_\_  
Comptroller

  
\_\_\_\_\_  
Treasurer

  
\_\_\_\_\_  
Superintendent of Public Instruction

  
\_\_\_\_\_  
Commissioner of Agriculture

(SEAL)  
Trustees I.I. Fund

As and Constituting the Trustees of the Internal Improvement Fund of the State of Florida

STATE OF FLORIDA  
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

QUITCLAIM DEED

NO. 17895-B Corrective

KNOW ALL MEN BY THESE PRESENTS: That the State of Florida Board of Trustees of the Internal Improvement Trust Fund, for and in consideration of the sum of Ten and 00/100 Dollars, (\$10.00), to it in hand paid, has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto the CITY OF FORT PIERCE in St. Lucie County, Florida, a municipal corporation, its successors and assigns, all of the right, title, interest, claim and demand arising out of the following restrictive provisions contained in Trustees' Deed No. 17895, dated May 28, 1929, to-wit:

"TO HAVE AND TO HOLD the said above mentioned and described land and premises, and all the title and interest of the Trustees therein as granted to them by Section 1061 of the Revised General Statutes of Florida, unto the said City of Fort Pierce, and its successors, for public and municipal purposes only, forever";

insofar as said restrictive provisions affect the following described lands contained in that certain Deed No. 17895 from the Trustees of the Internal Improvement Fund of the State of Florida to the CITY OF FORT PIERCE, bearing date of May 28, 1929:

Beginning at a point on the North boundary of Section 34, Township 34 South, Range 40 East, 2,008 feet West of the N.E. Corner; run South 3,000 feet; thence South 41°26' East, 3,041 feet to the S.E. Corner of Section 34; thence East along South boundary of Section 35, 1200 feet; thence North 74°00' East, 3,200.00 feet; thence North 24°00' East, 800.00 feet; thence North 57°11' West, 2,709.00 feet; thence North 16°05' West, 222.60 feet; thence North 75°12' West, 615.60 feet; thence South 59°23' West, 166.50 feet; thence North 67°23' West, 984.10 feet; thence North 54°01' East, 128.00 feet; thence North 43°43' East, 734.80 feet; thence North 20°06' East, 537.20 feet; thence North 21°12' West, 345.80 feet; thence South 55°56' West, 300.00 feet; thence South 40°14' West, 200 feet; thence South 17°00' West, 137.90 feet; thence South 66°22'

DESCRIPTION APPROVED  
AND  
THIS INSTRUMENT WAS PREPARED BY  
FRED VIDZIS  
ELLIOT BUILDING  
TALLAHASSEE, FLORIDA 32304

West, 887.10 feet; thence South 72°47' West, 64.20 feet; thence North 47°07' West, 1,363.99 feet; thence West 1,008.00 feet to the point of beginning as above described; containing 475.61 acres, more or less. All lying and being in Sections 34 and 35, Township 34 South, Range 40 East, St. Lucie County, Florida. The same being Tract No. 3 St. Lucie County submerged lands of the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

SAVING AND RESERVING unto the said State of Florida Board of Trustees of the Internal Improvement Trust Fund and their successors, an undivided three-fourths interest in, and title in and to, an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same.

It is the intention of the State of Florida Board of Trustees of the Internal Improvement Trust Fund by the execution of this instrument to release, cancel and eliminate the covenant contained in said above numbered instrument restricting the use of said lands as described therein for public and municipal purposes only as authorized by Chapter 67-947, Acts of 1967.

IN TESTIMONY WHEREOF, the Trustees, for and on behalf of the State of Florida Board of Trustees of the Internal Improvement Trust Fund have hereunto subscribed their names and have caused the official seal of said State of Florida Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on this the 30th day of January, A. D. 19 70.

(SEAL)

STATE OF FLORIDA BOARD  
OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND


  
Governor

  
Secretary of State

  
Attorney General

  
Comptroller

  
Treasurer

  
Commissioner of Education

  
Commissioner of Agriculture

As and Constituting the State of Florida Board of Trustees of the Internal Improvement Trust Fund.

Form 1-D Revised

T. S. No. 8

ST. LUCIE COUNTY, FLA.

SRD NO. 103.1

SECTION 94060-2501

STATE ROAD A-1-A

St. Lucia COUNTY

Corporation

### QUIT CLAIM DEED

THIS INDENTURE Made this 31 day of October A. D. 1962  
between the City of Ft. Pierce

a corporation organized and existing under the laws of the State of Florida, having its principal place of business in the City of Ft. Pierce County of St. Lucia State of Florida, as party of the first part, and the STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, as party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid, receipt of which is hereby acknowledged, does hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns forever the following described land, situate, lying and being in the County of St. Lucia State of Florida, to-wit:

LANDS AS DESCRIBED IN THE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF,

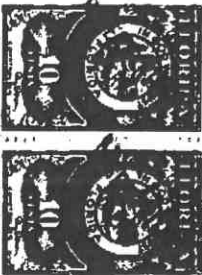
Parcel 103  
94060-2501

That part of the submerged lands, sand bars, fills and other lands in Indian River, in Sections 34 and 35, Township 34 South, Range 40 East, according to the Right of Way Map of Section 94060-2501, State-Road A-1-A, as filed in Map Book 1, pages 128, 129 and 131, in the office of the Clerk of the Circuit Court, St. Lucia County, Florida, and being more particularly described as follows:

Commencing at a point on the West line of and 328.11 feet N 00°34'56" E of the Southwest corner of said Section 34, run N 87°45'11" E a distance of 1351.74 feet; thence N 68°51'47" E a distance of 2667.50 feet; thence N 50°56'31" E a distance of 161.95 feet to the Westerly line of the City of Fort Pierce submerged lands and the POINT OF BEGINNING; thence S 41°27'09" E on said Westerly line a distance of 99.10 feet to a point on a curve concave to the Northwest with a tangent bearing of N 58°38'39" E through said point; thence Northeasterly on said curve having a central angle of 17°55'16" and a radius of 2010.08, a distance of 270.21 feet, through an angle of 07°42'08" to the end of said curve; thence N 50°56'31" E a distance of 715.15 feet to the beginning of a curve to the right; thence Northeasterly on said curve, having a central angle of 07°16'46" and a radius of 2553.45 feet, a distance of 324.42 feet to the end of said curve; thence N 58°13'17" E a distance of 1371.92 feet to the beginning of a curve to the left; thence Northeasterly on said curve, having a central angle of 20°07'00" and a radius of 1985.08 feet, a distance of 658.90 feet, through an angle of 19°01'05" to a point on the Easterly line of the City of Fort Pierce submerged lands; thence N 67°24'10" W on said Easterly line a distance of 157.10 feet to a point on a curve concave to the Northwest with a tangent bearing of S 40°36'19" W through said point; thence Southwesterly on said curve, having a central angle of 20°07'00" and a radius of 1835.08 feet, a distance of 564.21 feet through an angle of 17°36'58" to the end of said curve; thence S 58°13'17" W a distance of 1762.99 feet to the beginning of a curve to the left; thence Southwesterly on said curve having a central angle of 07°16'46" and a radius of 2727.49 feet, a distance of 346.53 feet to the end of said curve; thence S 50°56'31" W a distance of 322.20 feet to the beginning of a curve to the right; thence on said curve having a central angle of 17°55'16" and a radius of 1810.08 feet, a distance of 279.01 feet, through an angle of 08°49'54" to the Westerly line of the City of Fort Pierce submerged lands; thence S 41°27'09" E a distance of 104.40 feet to the POINT OF BEGINNING; and containing 12.62 acres, more or less.

STATE ROAD DEPARTMENT OF FLORIDA  
DIVISION OF RIGHTS OF WAY  
DESCRIPTION APPROVED

JAN 31 1962



Book 49 PAGE 204

ST. LUCIE COUNTY, FLA.

110071  
FILED AND RECORDED  
IN Official Records BOOK

1962 NOV -2 AM 10: 12

ROGER POITRAS, CLERK  
ST. LUCIE COUNTY, FLORIDA *Lawell*

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the party of the first part, in law or in equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be duly executed in its name by its Mayor ~~President~~ and its corporate seal to be hereto affixed, attested by its City Clerk ~~Secretary~~, the date first above written.

Signed, sealed and delivered  
in the presence of:

*[Signatures]*

CITY OF FORT PIERCE  
BY: *Raya Padgett*  
ITS MAYOR PRESIDENT  
ATTEST: *D. C. Huskey*  
ITS CITY CLERK SECRETARY

Approved as to Form  
& Correctness

By *[Signature]*  
Attorney

CORPORATE SEAL  
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

Before me personally appeared Ray A. Padgett  
and D. C. Huskey, to me well known and  
known to me to be the Mayor President and City Clerk Secretary  
respectively of City of Fort Pierce, Florida  
the corporation named in the foregoing instrument, and known to me to be the persons who as such  
officers of said corporation, executed the same; and then and there the said Mayor  
and the said City Clerk did acknowledge before me that said instrument is  
the free act and deed of said corporation by them respectively executed as such officers for the purposes  
therein expressed; that the seal thereunto attached is the corporate seal by them in like capacity affixed;  
all under authority in them duly vested by the Board of Directors of said Corporation.

Witness my hand and official seal this 31st day of October 1962

*[Signature]*  
Notary Public in and for the County  
and State aforesaid.

My commission expires:  
Notary Public, State of Florida at Large  
My Commission Expires Nov. 17, 1965  
Issued by American Fire & Casualty Co.

QUIT CLAIM DEED  
SECTION \_\_\_\_\_  
STATE ROAD \_\_\_\_\_  
FROM \_\_\_\_\_  
TO \_\_\_\_\_  
STATE OF FLORIDA  
Date \_\_\_\_\_ 19\_\_\_\_  
FILED FOR RECORD  
in the office of the Clerk of the Circuit Court  
for the County of \_\_\_\_\_  
State of Florida, on the \_\_\_\_\_ day of \_\_\_\_\_  
A. D. 19\_\_\_\_ and  
recorded in Deed Book \_\_\_\_\_ on Page \_\_\_\_\_  
and the record verified.  
Clerk of the Circuit Court  
County, Florida

112617

24

T.S.

Parcel No. 101.1  
Section 94060-2508  
State Road A-1-A  
County of St. Lucie

CITY DEED

THIS INDENTURE Made this 31 day of January, A.D. 1966 between the City of Fort Pierce, Florida, a municipal corporation organized and existing under the Laws of the State of Florida, as party of the first part, and the STATE OF FLORIDA, FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, as party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of ONE DOLLAR and other valuable considerations paid, receipt of which is hereby acknowledged, does hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns forever the following described land, situate, lying and being in the County of St. Lucie State of Florida, to-wit:

PARCEL NO. 101

SECTION 94060-2508

That part of 475.63 acres, more or less in Sections 34 and 35, Township 34 South, Range 40 East, known as Tract No. 3 of St. Lucie County Submerged Lands which lies Northwesterly of the existing right of way for State Road A-1-A and being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 35 run N 89°46'14" W on the North line of said Section 35 a distance of 2378.84 feet; thence S 45°19'29" W a distance of 1263.77 feet to a P.I. thence S 28°53'17" W a distance of 1059.77 feet to POINT OF BEGINNING; thence N 67°24'10" W a distance of 150.91 feet; thence S 28°53'17" W a distance of 321.00 feet to the beginning of a curve to the right; thence Southwesterly on said curve having a central angle of 29°20'00" and a radius of 995.96 feet, an arc distance of 509.89 feet to the end of said curve; thence N 58°13'17" E a distance of 355.02 feet to the beginning of a curve to the left; thence Northwesterly on said curve having a central angle of 17°36'58" and a radius of 1835.05 feet a distance of 564.21 feet to the end of said curve; thence N 67°24'10" W a distance of 93.78 feet to the POINT OF BEGINNING;

Containing 2.03 acres, more or less.

ST. LUCIE  
COUNTY



APPROVED AS TO FORM AND CORRECTNESS

BY David J. McLean  
City Attorney

D.R. 137 547  
BOOK

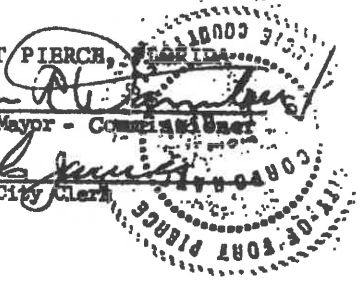
Sheet 2  
Parcel No. 101.1  
Section 04060-2508  
State Road A-1-A  
County of St. Lucie

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging, or in anywise incident or appertaining, and all the estate, right, title, interest and claim whatsoever of the party of the first part, in law or in equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be duly executed in its name by its Mayor, and its Seal to be hereto affixed, attested by its City Clerk, the date first above written.

Signed, sealed and delivered  
in the presence of:  
July S. Lowry  
Wanda N. Mahoney

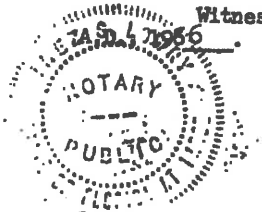
CITY OF FORT PIERCE, FLORIDA  
BY: William R. Dannahower  
Its Mayor - Commissioner  
ATTEST: R. C. James  
Its City Clerk



STATE OF FLORIDA  
COUNTY OF St. Lucie

Before me personally appeared William R. Dannahower and R. C. James to me well known, and known to me to be the Mayor and City Clerk respectively of the City of Fort Pierce, Florida, a municipal corporation named in the foregoing instrument, and known to me to be the persons who as such City officials executed the same; and then and there the said William R. Dannahower and the said R. C. James did acknowledge before me that said instrument is the free act and deed of said City by them respectively executed as such officers for the purpose therein expressed; that the Seal thereunto attached is the City Seal by them in like capacity affixed; all under authority in them duly vested.

Witness my hand and official Seal this 31st day of January



(NOTARIAL SEAL)

July S. Lowry  
Notary Public in and for the County  
and State aforesaid.

My commission expires: 11/17/69

Notary Public, State of Florida at Large  
My Commission Expires Nov. 17, 1969  
Issued by American Fire & Casualty Co.

FILED AND RECORDED  
IN Official Record BOOK  
Robbett  
'66 FEB 7 AM 11:03  
142617  
ROGER POITRAS, CLERK  
ST. LUCIE COUNTY,  
FLORIDA



QUITCLAIM DEED

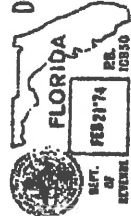
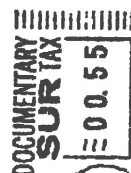
THIS INDENTURE, made this 20th day of February, 1974, between the CITY OF FORT PIERCE, FLORIDA, a municipal corporation, party of the first part, and the UNITED STATES OF AMERICA, by and through the Department of the Army, Jacksonville District, Corps of Engineers, Post Office Box 4970, Jacksonville, Florida, party of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, receipt of which is hereby acknowledged, and in consideration of the execution and delivery of two (2) certain quitclaim deeds dated October 28, 1963, from the United States of America to the City of Fort Pierce, Florida, one quitclaim deed being for a portion of Tract No. 1, Fort Pierce Harbor Project, Florida (Portion of Tract No. 8801-E - MSA SL-6 ICW - Jacksonville to Miami, Florida) and the second quitclaim deed being for a portion of Tract No. 2, Fort Pierce Harbor Project, Florida (Portion of Tract No. 8800-E - MSA SL-7 ICW - Jacksonville to Miami, Florida), has remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim to the party of the second part, its successors and assigns, all right, title and interest, claim and demand, which the said party of the first part has in and to the following described property, situate, lying and being in St. Lucie County, Florida, to-wit:

All that area in Tract No. 1 lying West of a line parallel to and 1250 feet East of the East right-of-way line of the Intercoastal Waterway and all that area in Tract No. 1 lying South of the line parallel to and 1750 feet Northwesterly of the center line of Ship Channel between the Fort Pierce Inlet and the Fort Pierce Harbor, said two parcels being designated "G" on that certain map of Sections 34, 35 and 36, Township 34 South, Range 40 East and Sections 2 and 3, Township 35 South, Range 40 East of Fort Pierce, St. Lucie County, Florida, prepared July 10, 1962, revised November 9, 1962 and revised again February 25, 1963 and prepared by Alton A. Register and Associates.

The legal description for Tract No. 1 of which the above is the portion which is hereby quitclaimed and released to the United States of America is as follows:

Beginning at a point on the north boundary of Section 34, Township 34 South, Range 40 East, 2008 feet West of the Northeast corner; run South 3000 feet; thence South 41°26' East 3041 feet to the Southeast corner of Section 34; thence East along South boundary of Section 35, 1200 feet; thence North 74°00' East 3200 feet; thence North 24°00' East 800 feet; thence North 57°11' West 2709 feet; thence North 16°05' West 222.60 feet; thence North 75°12' West 615.60 feet; thence South 59°23' West 166.50 feet; thence North 67°23' West 334.10 feet; thence North 54°01' East 128.00 feet;



SAINT LUCIE COUNTY

275124

FILED AND RECORDED  
ST. LUCIE COUNTY FLA  
PUBLIC RECORDS  
CLERK'S OFFICE  
COURT

FEB 21 10 57 AM '74

*26000*

thence North 43°43' East 734.80 feet; thence North 20°06' East 537.20 feet; thence North 21°12' West 345.80 feet; thence South 55°56' West 300.00 feet; thence South 40°14' West 200 feet; thence South 17°00' West 137.90 feet; thence South 66°22' West 887.10 feet; thence South 72°47' West 64.20 feet; thence North 47°12' West 1362 feet; thence West 1008 feet to the point of beginning as above described; containing 475.63 acres, more or less. All lying and being in Section 34 and 35, Township 34 South, Range 40 East, St. Lucie County, Florida.

The party of the first part hereby releases and relinquishes any provisions in the easement from the City of Fort Pierce to the United States of America contained in that certain deed executed November 28, 1936 and recorded in Deed Book 90 at Page 37 of the Public Records of St. Lucie County, Florida, which limit elevation for spoiling or which may tend to restrict the rights or easement of the United States of America for the full and free use to deposit spoil on the portions of Tract No. 1 described above which are released, quitclaimed and relinquished to the United States of America.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest or claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its name by the Mayor-Commissioner of the City of Fort Pierce, Florida, and attested to by the City Clerk of the City of Fort Pierce, Florida, and the seal of the City of Fort Pierce, Florida to be hereunto affixed, the day and year first above written.

ATTEST:

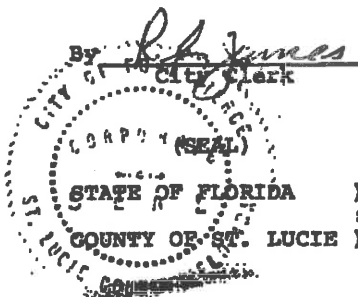
CITY OF FORT PIERCE, FLORIDA,  
a municipal corporation

By *R. C. James*  
City Clerk

By *C. V. Padrick*  
Mayor-Commissioner

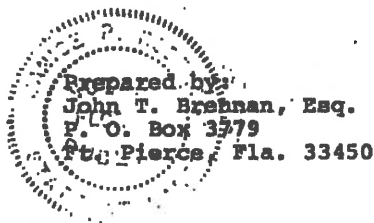
Witnesses:

*John J. Lavery*  
*Blair J. Hill*



I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared C. V. PADRICK, JR, Mayor-Commissioner and R. C. JAMES, City Clerk of the City of Fort Pierce, Florida a municipal corporation, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed same.

WITNESS my hand and official seal in the County and State last aforesaid, this 20th day of February, 1974.



*Janice P. Rohette*  
Notary Public  
My commission expires:

279688

Portion of Tract No. 1 -  
Fort Pierce Harbor Project, Fla.  
Portion of Tract No. 8801-E  
(MSA SL-6) - Intracoastal Waterway -  
Jacksonville to Miami, Florida

QUITCLAIM DEED

THIS INDENTURE, made this 28th day of OCTOBER  
1963, between the UNITED STATES OF AMERICA, acting by and through  
Cyrus R. Vance, Secretary of the Army, under and pursuant  
to the Federal Property and Administrative Services Act of 1949, (63 Stat.  
377), as amended, and the delegation of authority to the Secretary of  
Defense from the Administrator of the General Services Administration  
dated 28 March 1957 (22 Fed. Reg. 2265) and the redelegation of authority  
from the Secretary of Defense to the Secretary of the Army dated 24 April  
1957 (22 Fed. Reg. 3164), party of the first part, and the City of Fort  
Pierce, Florida, party of the second part;

WITNESSETH: That the said party of the first part, for and in  
consideration of the sum of One Dollar (\$1.00), to it in hand paid by  
the party of the second part, the receipt of which is hereby acknowledged,  
has remised, released, and forever quitclaimed, and by these presents does  
remit, release and forever quitclaim to the party of the second part,  
its successors and assigns, all right, title and interest, claim and  
demand, which the said party of the first part has in and to the following  
described property, situate, lying and being in St. Lucie County, Florida,  
to-wit:

Portion of Tract No. 1  
Fort Pierce Harbor Project, Florida  
(Portion of Tract No. 8801-E - MSA SL-6  
ICW - Jacksonville to Miami, Florida)

A tract or parcel of land located in Sections 34 and 35, Township  
34 South, Range 40 East, St. Lucie County, Florida, more particularly  
described as follows:

Beginning at a point on the north boundary of Section 34, Township  
34 South, Range 40 East, 2,008 feet West of the N. E. Corner; run South  
3,000 feet; thence South 41 degrees 26 minutes East 3,041 feet to S. E.  
Corner of Section 34; thence East along south boundary of Section 35,  
1,200 feet; thence North 74 degrees 00 minutes East 3,200.00 feet;  
thence North 24 degrees 00 minutes East 800.00 feet; thence North 57  
degrees 11 minutes West 2,709.00 feet; thence North 16 degrees 05 min-  
utes West 222.60 feet; thence North 75 degrees 12 minutes West 615.60  
feet; thence South 59 degrees 23 minutes West 166.50 feet; thence  
North 67 degrees 23 minutes West 984.10 feet; thence North 54 degrees  
01 minute East 128.00 feet; thence North 43 degrees 43 minutes East  
734.80 feet; thence North 20 degrees 06 minutes East 537.20 feet;  
thence North 21 degrees 12 minutes West 345.80 feet; thence South  
55 degrees 56 minutes West 300.00 feet; thence South 40 degrees 14  
minutes West 200.00 feet; thence South 17 degrees 00 minutes West 137.90  
feet; thence South 66 degrees 22 minutes West 887.10 feet; thence South  
72 degrees 47 minutes West 64.20 feet; thence North 47 degrees 12 min-  
utes West 1,362.00 feet; thence West 1,008.00 feet to the point of  
beginning as above described; containing 475.63 acres, more or less.  
All lying and being in Sections 34 and 35, Township 34 South, Range  
40 East, St. Lucie County, Florida; less and except, all that area  
lying west of a line parallel to and 1250 feet east of the east right-  
of-way line of the Intracoastal Waterway, and all that area lying south  
of a line parallel to and 1750 feet northwesterly of the centerline of  
Ship Channel between Ft. Pierce Inlet and Ft. Pierce Harbor.

The above description, less the exceptions, contains 426.82 acres,  
more or less;

Record - 600



THE STATE OF FLORIDA )  
COUNTY OF ST. LUCIE )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments Alto Adams and his wife Garra Adams, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said Garra Adams, known to me to be the wife of the said Alto Adams, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Fort Pierce, County of St. Lucie, and State of Florida, this 18th day of November A.D. 1936

(Notary seal)

Helen S. Groh (Enns)  
Notary Public  
My commission expires July 31, 1939

Filed and recorded this 26th day of January A.D. 1937 at 2:25 P.M.

(Ct. Ct. seal)

W.R. LOTT, CLERK CIRCUIT COURT

BY Jessie Hambleton D.C.

Record Verified

8874 GRANT IN PERPETUITY FOR DEPOSIT OF SPOIL IN CONNECTION  
WITH THE MAINTENANCE OF FORT PIERCE HARBOR, ST. LUCIE COUNTY, FLORIDA  
City of Fort Pierce. to United States of America

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

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, in the River and Harbor Act of Congress, approved August 30, 1935, provision was made for deepening and widening the turning basin and the channels at the inlet and across the Indian River, Fort Pierce Harbor, Fla., in accordance with reports submitted in House Document No. 21, Seventy-Fourth Congress, first session, subject to the condition, among others that local interests provide suitable areas for the disposal of dredged material during construction and subsequent maintenance, and

WHEREAS, the undersigned Grantor is the true and lawful owner of the certain tract or parcel of land situated in St. Lucie County, State of Florida, more particularly designated as follows:

Beginning at a point on the north boundary of Section 34, Township 34 South, Range 40 East, 2,008 feet West of the NE corner; run South 3,000 feet; thence South 41 degrees 28 minutes East 3,041 feet to SE corner of Section 34; thence East along South boundary of Section 35, 1,200 feet; thence North 74 degrees 00 minutes East 3,200.00 feet; thence North 24 degrees 00 minutes East 300.00 feet; thence North 57 degrees 11 minutes West 2,709.00 feet; thence North 16 degrees 05 minutes West 322.50 feet; thence North 75 degrees 12 minutes West 615.60 feet; thence South 59 degrees 23 minutes West 166.50 feet; thence North 87 degrees 23 minutes West 284.10 feet; thence North 54 degrees 01 minutes East 128.00 feet; thence North 45 degrees 45 minutes East 734.60 feet; thence North 20 degrees 05 minutes East 537.30 feet; thence North 21 degrees 18 minutes West 345.60 feet; thence South 55 degrees 56 minutes West 300.00 feet; thence South 40 degrees 14 minutes West 300.00 feet;

thence South 17 degrees 00 minutes West 137.90 feet; thence South 66 degrees 22 minutes West 687.10 feet; thence South 72 degrees 47 minutes West 64.20 feet; thence North 47 degrees 12 minutes West 1,382.00 feet; thence West 1,008.00 feet to the point of beginning as above described; containing *34* 475.83 acres, more or less. All lying and being in Sections 34 and 35, South, Range 40 East, St. Lucie County, Florida; the same being Tract No. 3, St. Lucie County, submerged lands of Internal Improvement Fund of the State of Florida, deeded to the City of Fort Pierce by the State of Florida, recorded in Deed Book 81, page 111, in the current public records of St. Lucie County, Florida, as is more clearly shown on plat attached hereto and made a part of this description, and

WHEREAS, the Grantor has the right and power to execute this covenant and release,

NOW, THEREFORE, in consideration of the benefits to accrue to the Grantor in added convenience for the use of said harbor and the enhanced value that will result to the lands of the Grantor as the result of the enlargement and maintenance thereof, and in order to facilitate the United States in the enlargement and maintenance of the said harbor, the Grantor hereby grants and conveys to the United States the perpetual right and easement to deposit spoil or dredged materials upon any portions of the above described tract, provided that no spoil or dredged material shall be placed on any area above 7 feet in elevation from local mean low water at the time such deposit is commenced, and the further perpetual right and easement to enter upon and lay temporary pipe lines upon and across those portions of the above described tract to which the above provision may at any time apply, provided that no permanent damage shall thereby be done to improvements on those portions of the tract,

RESERVING however, to the City of Fort Pierce and its assigns the right to improve, sell, lease, or otherwise dispose of any portions of the tract which may at any time be above 7 feet in elevation above local mean low water, and all such other rights and privileges that may be enjoyed without interfering with or abridging the right and easement hereby conveyed to the United States.

The said Grantor hereby waives and releases the United States of America, its officer, agents, servants and contractors from liabilities for any and all damages which may result to the lands and premises hereinabove described by reason of the enlargement and maintenance of said harbor and the deposit of dredged material; this waiver and release of damages being intended as a continuing covenant which shall run with the land and be binding on the Grantor and its successors in ownership of said land.

IN WITNESS WHEREOF, we, the Mayor-Commissioner and City Clerk of the City of the City of Fort Pierce, Florida, in accordance with authorization by a resolution adopted by the City Commission of the City of Fort Pierce, Florida, assembled in regular meeting the 12th day of February A.D. 1936 have caused this instrument to be executed and have subscribed hereunto the name of said city and affixed hereunto and attested the corporate seal of said city, in the presence of witnesses on this 28th day of November A.D. 1936

Signed, sealed and delivered in our presence

E.O. Denison  
G.F. Ordway



City of Fort Pierce, Grantor  
By J.K. Walker,

Mayor-Commissioner  
Attest:  
H.M. Horton,  
City Clerk

State of Florida  
County of St. Lucie

I hereby certify that on this day appeared before me, an officer duly authorized to administer oaths and take acknowledgments J.K. Walker and H.M. Horton to me well known and known to me to be the persons described in and who executed the foregoing deed and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, and that they are the Mayor-Commissioner and City Clerk, respectively of the City of Fort Pierce, Florida, a corporation organized and existing under the laws of

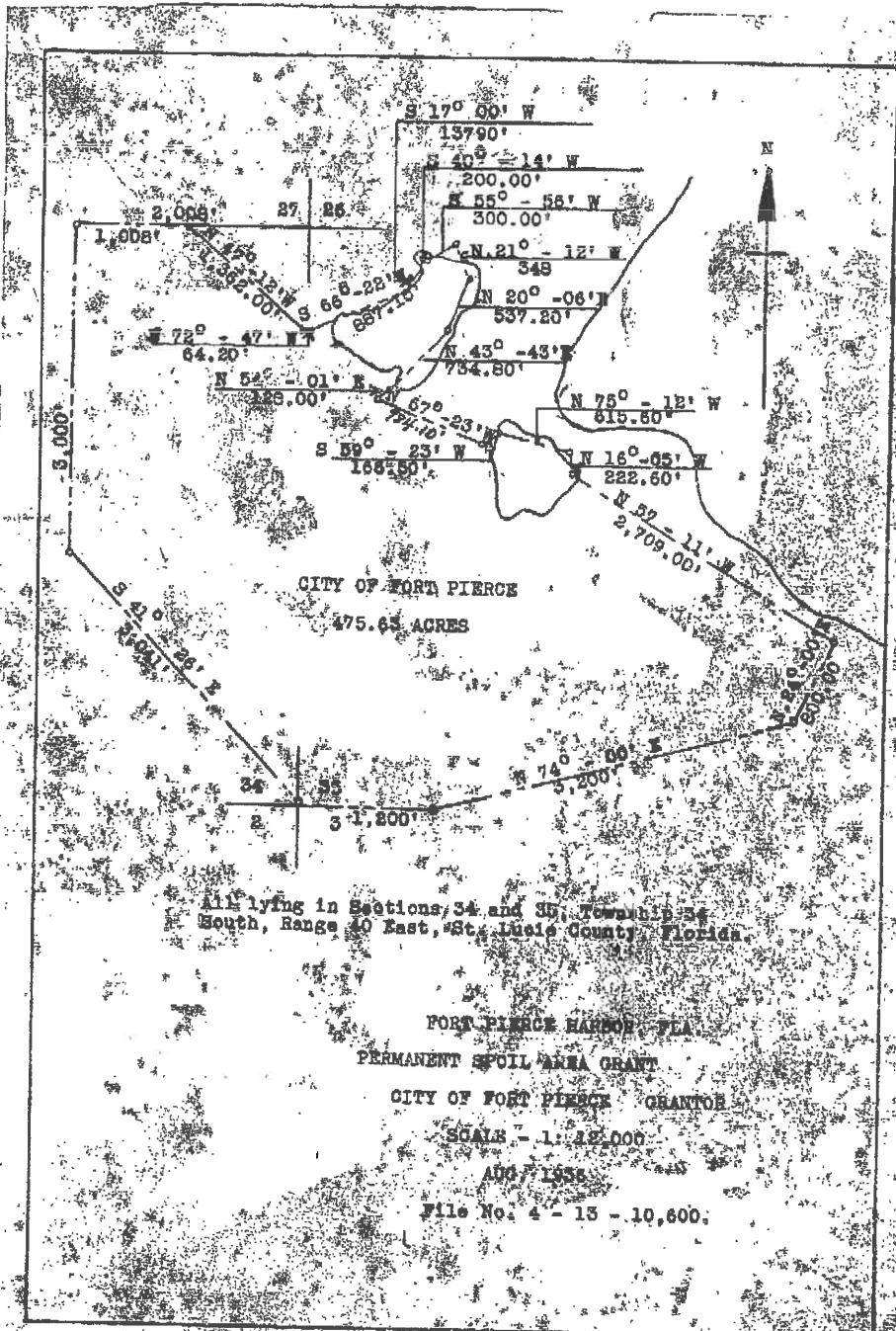
the State of Florida, that as such officers they are duly authorized to execute said instrument as aforesaid, and that said instrument is the act and deed of said corporation.

Witness my hand and official seal at Fort Pierce, County and State aforesaid, this 28 day of Nov. A.D. 1936

(Notary seal)

C.F. Ordway

Notary Public, State of Florida at Large  
My commission expires Dec. 30, 1936



Filed and recorded this the 12th day of January A.D. 1937 at 2:53 P.M.

(Cl. Ct. seal)

W.R. LOTT, CLERK CIRCUIT COURT

BY Jessie Hamilton D.C.

Record Verified



RESOLUTION NO. 1773

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the Mayor-Commissioner and Director of Finance be and they are hereby authorized and directed to execute a Grant in Perpetuity for deposit of spoil in connection with the maintenance of Fort Pierce Harbor, St. Lucie County, Florida, with the United States of America.

This is to certify that the above and foregoing is a true and accurate copy of Resolution No. 1773 unanimously passed by the City Commission of the City of Fort Pierce at a regular meeting held June 9, 1958.

Witness my hand and official seal of the City of Fort Pierce, this the 10th day of June, A.D. 1958.

*D. C. Huskey*

CITY CLERK



no 241 pg 27

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I hereby certify that on this day appeared before me,  
an officer duly authorized to administer oaths and take acknow-  
ledgments Bernard Rubin and D. C. Huskey  
\_\_\_\_\_ to me well known and known to me to be the persons de-  
scribed in and who executed the foregoing deed and they acknow-  
ledged before me that they executed the same freely and voluntar-  
ily for the purposes expressed; and that they are the Mayor-  
Commissioner and City Clerk, respectively, of the City of Fort  
Pierce, Florida, a corporation organized and existing under the  
laws of the State of Florida, that as such officers they are  
duly authorized to execute said instrument as aforesaid, and  
that said instrument is the act and deed of said corporation.

Witness my hand and official seal at Fort Pierce, County  
and State aforesaid, this 10th day of June,  
A. D. 1958.

Mable C. Dellow  
Notary Public, State of Florida  
at Largo - -  
My Commission expires - 8-28-58

CLERK FILE NO. 69355 FILED IN THE OFFICE OF THE  
CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY,  
FLORIDA, ON THE 30 DAY OF September A. D.  
1958 AT 4:56 O'CLOCK P. M. AND RECORDED  
IN Deed BOOK NO. 241 PAGES 25-27  
AND RECORD VERIFIED.  
W. C. BAGGETT, CLERK CIRCUIT COURT, ST. LUCIE COUNTY, FLA.  
BY Rachel Corbett D. C.



TRUSTEES OF THE INTERNAL IMPROVEMENT FUND  
OF THE STATE OF FLORIDA

CHECKED FILED  
146329

DEDICATION

NO. 24240-Duplicate

KNOW ALL MEN BY THESE PRESENTS, that whereas, the State Road Department of Florida, on February 2, 1966, made application to the Trustees of the Internal Improvement Fund of the State of Florida to construct and/or improve and maintain a portion of State Road No. A-1-A upon lands held by said Trustees, as hereinafter described, and said Trustees having considered and approved said application in meeting held on March 22, 1966, NOW, THEREFORE,

BE IT RESOLVED by the Trustees of the Internal Improvement Fund that the following described lands, in St. Lucie County, Florida, to-wit:

That part of the submerged lands, islands, sand bars, fills and other lands in Section 35, Township 34 South, Range 40 East, which lies Northeasterly of the 475.63 Acres, more or less, known as Tract No. 3 of St. Lucie County Submerged Lands and lying Northwesterly of the existing right of way for State Road A-1-A at Little Jim Bridge and Southeasterly of the proposed Northerly right of way line of said State Road A-1-A; a part of said proposed Northerly right of way line being more particularly described as follows:

Commence at the Northeast corner of said Section 35, run N 89°46'14" W on the North line of said Section 35, a distance of 2378.84 feet; thence S 45°19'29" W a distance of 987.93 feet; thence N 44°40'31" W a distance of 100 feet to the POINT OF BEGINNING AND the beginning of a curve concave to the Southeast and having a tangent bearing of S 45°19'29" W through said point; thence Southwesterly on said curve having a central angle of 9°42'54" and a radius of 2009.86 feet, an arc distance of 340.79 feet to the end of said curve; thence S 35°36'35" W a distance of 545.16 feet; thence S 28°53'17" W a distance of 494.29 feet to the END of that part of said proposed Northerly right of way line;

Containing 2.83 acres, more or less.

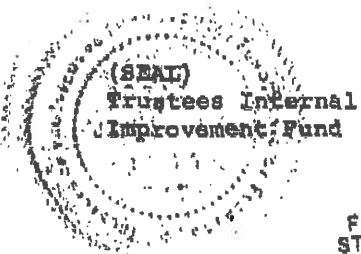
be and said land is hereby dedicated for public highway purposes as and for right of way for a public State Road under supervision of the State Road Department of Florida to control, manage, use, develop, police, protect and maintain the same for State Highway purposes only. This dedication shall be effective insofar as the interest of the Trustees

of the Internal Improvement Fund shall extend and is made subject to any and all prior rights of the United States and to any and all prior grants made by the Trustees of the Internal Improvement Fund in and to any submerged lands within the limits of the right of way hereinabove described. The rights herein conferred on the State Road Department shall extend to and include its officers, engineers, representatives and contractors, and to the Federal Government as its interest in said road may appear.

In the event the land herein described shall cease to be used for public road purposes and be abandoned by the State Road Department then the dedication of said land herein made shall become subject to revocation at the option of the Trustees of the Internal Improvement Fund.

THIS DEED is granted for the purpose of replacing a former conveyance of the within described land by the said grantors to the grantees, dated March 23, 1966, which former deed has not been recorded.

IN TESTIMONY WHEREOF, the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and have caused the official seal of said Trustees to be hereunto affixed, in the City of Tallahassee, Florida on this the 2nd day of June A.D. 1966.



FILED AND RECORDED  
ST. LUCIE COUNTY, FLA.  
RECORD VERIFIED  
*Robertt*  
'66 JUN 22 PM 2:23  
146329  
ROBERT POITRAS  
CLERK CIRCUIT COURT

*Wayne Burton*  
Governor  
*Frederick Dickinson*  
Comptroller  
*Howard Williams*  
Treasurer  
*Carl Faircloth*  
Attorney General  
*Doyle Comer*  
Commissioner of Agriculture

As and composing the Trustees of the Internal Improvement Fund of the State of Florida.

This Instrument Prepared By:  
Tiana Brown  
Recurring Revenue Section  
Bureau of Public Land Administration  
3900 Commonwealth Boulevard  
Mail Station No. 125  
Tallahassee, Florida 32399

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA

SOVEREIGN SUBMERGED LANDS EASEMENT

NO. 40589  
BOT FILE NO. 560230646  
PA NO. \_\_\_\_\_

THIS EASEMENT is hereby granted by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, hereinafter referred to as the Grantor.

WITNESSETH: That for the faithful and timely performance of and compliance with the terms and conditions stated herein, the Grantor does hereby grant to Florida Power & Light Company, a Florida corporation, hereinafter referred to as the Grantee, a nonexclusive easement on, under and across the sovereign lands, if any, contained in the following legal description:

A parcel of submerged land in Section 35  
Township 34 South, Range 40 East, in Indian River,  
St. Lucie County, as is more particularly described  
and shown on Attachment A, dated April 13, 2005.

TO HAVE THE USE OF the hereinabove described premises from May 27, 2005, the effective date of this easement. The terms and conditions of and for which this easement is granted are as follows:

1. USE OF PROPERTY: The above described parcel of land shall be used solely for an existing subaqueous electric cable crossing the Indian River at North Bridge Causeway. All of the foregoing subject to the remaining conditions of this Easement.
2. EASEMENT CONSIDERATION: In the event the Grantor amends its rules related to fees and the amended rules provide the Grantee will be charged a fee or an increased fee for this activity, the Grantee agrees to pay all charges required by such amended rules within 90 days of the date the amended rules become effective or by a date provided by an invoice from the Department, whichever is later. All fees charged under this provision shall be prospective in nature; i.e. they shall begin to accrue on the date that the amended rules become effective.
3. WARRANTY OF TITLE/GUARANTEE OF SUITABILITY OF USE OF LAND: Grantor neither warrants title to the lands described herein nor guarantees the suitability of any of the lands for any particular use.
4. RIGHTS GRANTED: The rights hereby granted shall be subject to any and all prior rights of the United States and any and all prior grants by the Grantor in and to the submerged lands situated within the limits of this easement.
5. DAMAGE TO EASEMENT PROPERTY AND INTERFERENCE WITH PUBLIC AND PRIVATE RIGHTS: Grantee shall not damage the easement lands or unduly interfere with public or private rights therein.
6. GRANTOR'S RIGHT TO GRANT COMPATIBLE USES OF THE EASEMENT PROPERTY: This easement is nonexclusive, and the Grantor, or its duly authorized agent, shall retain the right to enter the property or to engage in management activities not inconsistent with the use herein provided for and shall retain the right to grant compatible uses of the property to third parties during the term of this easement.
7. RIGHT TO INSPECT: Grantor, or its duly authorized agent, shall have the right at any time to inspect the works and operations of the Grantee in any matter pertaining to this easement.

8. INDEMNIFICATION/INVESTIGATION OF ALL CLAIMS: The Grantee shall investigate all claims of every nature at its expense, and shall indemnify, defend and save and hold harmless the Grantor and the State of Florida from all claims, actions, lawsuits and demands arising out of this easement, which do not arise out of or result from the negligent acts or omissions of Grantor.

9. VENUE: Grantee waives venue as to any litigation arising from matters relating to this easement and any such litigation between Grantor and Grantee shall be initiated and maintained only in Leon County, Florida.

10. ASSIGNMENT OF EASEMENT: This easement shall not be assigned or otherwise transferred without prior written consent of the Grantor or its duly authorized agent and which consent shall not be unreasonably withheld. Any assignment or other transfer without prior written consent of the Grantor shall be null and void and without legal effect.

11. TERMINATION: The Grantee, by acceptance of this easement, binds itself, its successors and assigns, to abide by the provisions and conditions herein set forth, and said provisions and conditions shall be deemed covenants of the Grantee, its successors and assigns. In the event the Grantee fails or refuses to comply with the provisions and conditions herein set forth or in the event the Grantee violates any of the provisions and conditions herein, this easement may be terminated by the Grantor upon 30 days written notice to Grantee. If terminated, all of the above-described parcel of land shall revert to the Grantor. All costs, including attorneys' fees, incurred by the Grantor to enforce the provisions of this easement shall be paid by the Grantee. All notices required to be given to Grantee by this easement or applicable law or administrative rules shall be sufficient if sent by U.S. Mail to the following address:

Florida Power & Light Company  
P. O. Box 8248  
Ft. Lauderdale, FL 33340

The Grantee agrees to notify the Grantor by certified mail of any changes to this address at least ten (10) days before the change is effective.

12. TAXES AND ASSESSMENTS: The Grantee shall assume all responsibility for liabilities that accrue to the subject property or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the subject property during the effective period of this easement which result from the grant of this easement or the activities of Grantee hereunder.

13. REMOVAL OF STRUCTURES/ADMINISTRATIVE FINES: If the Grantee does not remove said structures and equipment occupying and erected upon the premises after expiration or cancellation of this easement, such structures and equipment will be deemed forfeited to the Grantor, and the Grantor may authorize removal and may sell such forfeited structures and equipment after ten (10) days written notice by certified mail addressed to the Grantee at the address specified in Item 11 or at such address on record as provided to the Grantor by the Grantee. However, such remedy shall be in addition to all other remedies available to Grantor under applicable laws, rules and regulations including the right to compel removal of all structures and the right to impose administrative fines.

14. ENFORCEMENT OF PROVISIONS: No failure, or successive failures, on the part of the Grantor to enforce any provision, nor any waiver or successive waivers on its part of any provision herein, shall operate as a discharge thereof or render the same inoperative or impair the right of the Grantor to enforce the same upon any renewal thereof or in the event of subsequent breach or breaches.

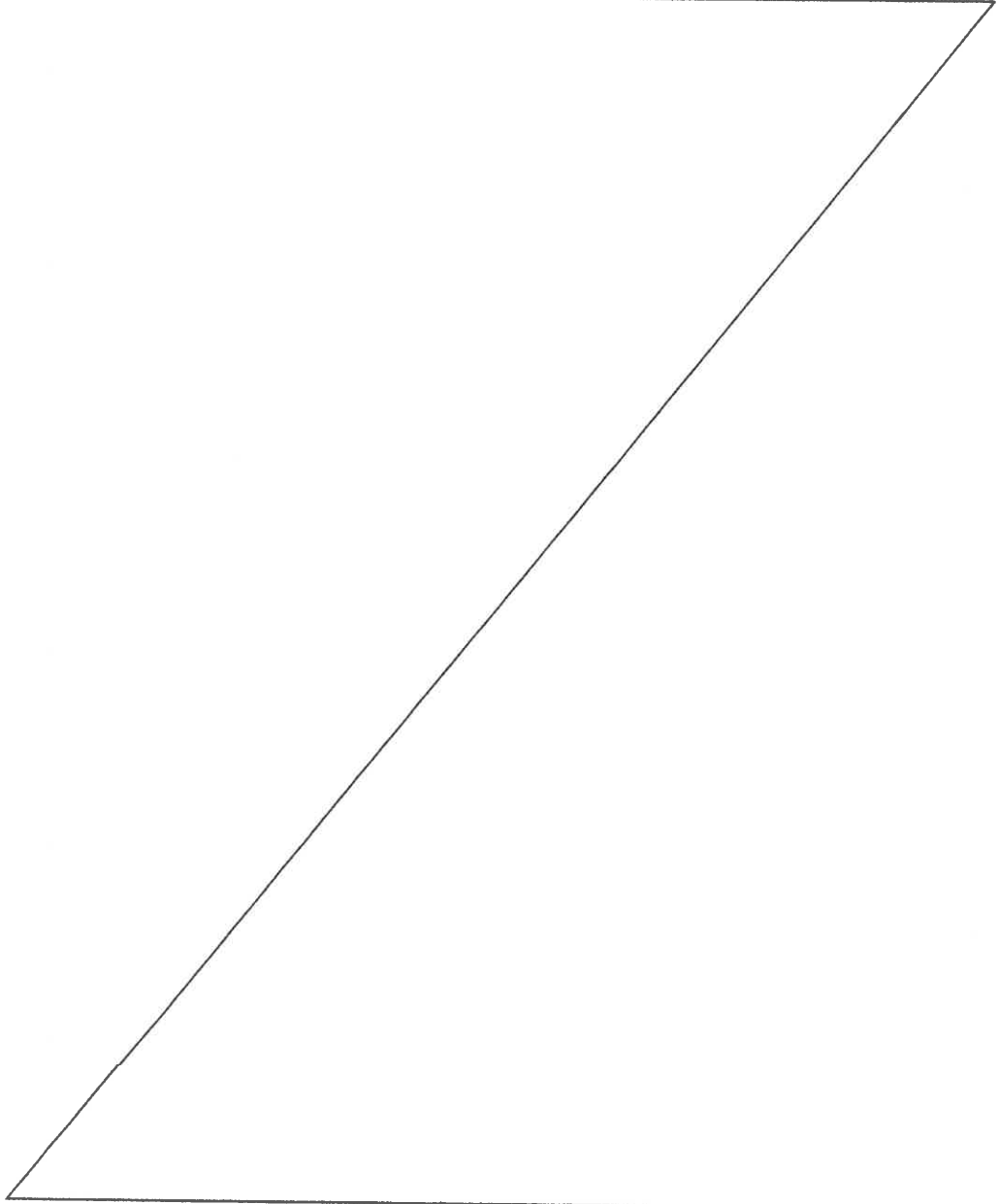
15. RECORDATION OF EASEMENT: The Grantee, at its own expense, shall record this fully executed easement in its entirety in the public records of the county within which the easement site is located within fourteen (14) days after receipt, and shall provide to the Grantor within ten (10) days following the recordation a copy of the recorded easement in its entirety which contains the O.R. Book and pages at which the easement is recorded.

16. AMENDMENT/MODIFICATIONS: This easement is the entire and only agreement between the parties. Its provisions are not severable. Any amendment or modification to this easement must be in writing and must be accepted, acknowledged and executed by the Grantee and Grantor.

17. ACOE AUTHORIZATION: Prior to commencement of construction and/or activities authorized herein, the Grantee shall obtain the U.S. Army Corps of Engineers (COE) permit if it is required by the COE. Any modifications to the construction and/or activities authorized herein that may be required by the COE shall require consideration by and the prior written approval of the Grantor prior to the commencement of construction and/or any activities on sovereign, submerged lands.

18. ADDITIONAL STRUCTURES OR ACTIVITIES/EMERGENCY STRUCTURAL REPAIRS: No additional structures shall be erected and/or activities undertaken, including but not limited to, dredging, relocation/realignment or major repairs or renovations made to authorized structures, on, in or over sovereignty, submerged lands without the prior written consent from the Grantor, with the exception of emergency repairs. Unless specifically authorized in writing by the Grantor, such activities or structures shall be considered unauthorized and a violation of Chapter 253, Florida Statutes, and shall subject the Grantee to administrative fines under Chapter 18-14, Florida Administrative Code. If emergency repairs are required to be undertaken in the interests of public health, safety or welfare, the Grantee shall notify the Grantor of such repairs as quickly as is practicable; provided, however, that such emergency activities shall not exceed the activities authorized by this easement.

19. UPLAND RIPARIAN PROPERTY INTEREST: During the term of this easement, Grantee must have satisfactory evidence of sufficient upland interest as defined in subsection 18-21.003(49), Florida Administrative Code, to the extent required by paragraph 18-21.004(3)(b), Florida Administrative Code, in order to conduct the activity described in this easement. If at any time during the term of this easement, Grantee fails to comply with this requirement, use of sovereignty, submerged lands described in this easement shall immediately cease and this easement shall terminate and title to this easement shall revert to and vest in the Grantor immediately and automatically.



WITNESSES:

[Signature]  
Original Signature

Kathy C. Griffin  
Print/Type Name of Witness

[Signature]  
Original Signature

D.L. McKenzie  
Print/Type Name of Witness

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

(SEAL)

BY: [Signature]

Dale Adams, Operations and Management Consultant  
Manager, Bureau of Public Land Administration,  
Division of State Lands, Department of Environmental  
Protection, as agent for and on behalf of the Board of Trustees of  
the Internal Improvement Trust Fund of the State of Florida

STATE OF FLORIDA  
COUNTY OF LEON

"GRANTOR"

The foregoing instrument was acknowledged before me this 14th day of MAY, 2005 by Dale Adams, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED AS TO FORM AND LEGALITY:

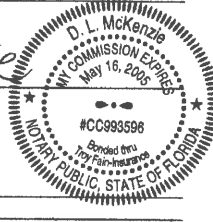
[Signature]  
DEP Attorney

[Signature]  
Notary Public, State of Florida

D.L. McKenzie  
Printed, Typed or Stamped Name

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

Commission/Serial No. \_\_\_\_\_



WITNESSES:

[Signature]  
Original Signature

Lori Verni  
Typed/Printed Name of Witness

[Signature]  
Original Signature

NANCY E. LLAMA  
Typed/Printed Name of Witness

Florida Power & Light Company,  
a Florida corporation (SEAL)

BY: [Signature]

Original Signature of Executing Authority

J. W. Molyneaux  
Typed/Printed Name of Executing Authority

Assistant Secretary  
Title of Executing Authority

"GRANTEE"

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 4 day of May, 2005, by J. W. Molyneaux as Assistant Secretary of Florida Power & Light Company, a Florida corporation for and on behalf of the corporation. He is personally known to me ~~or who has produced~~ as identification.

My Commission Expires:  
6-30-05

Commission/Serial No. DD005579

[Signature]  
Notary Public, State of Florida

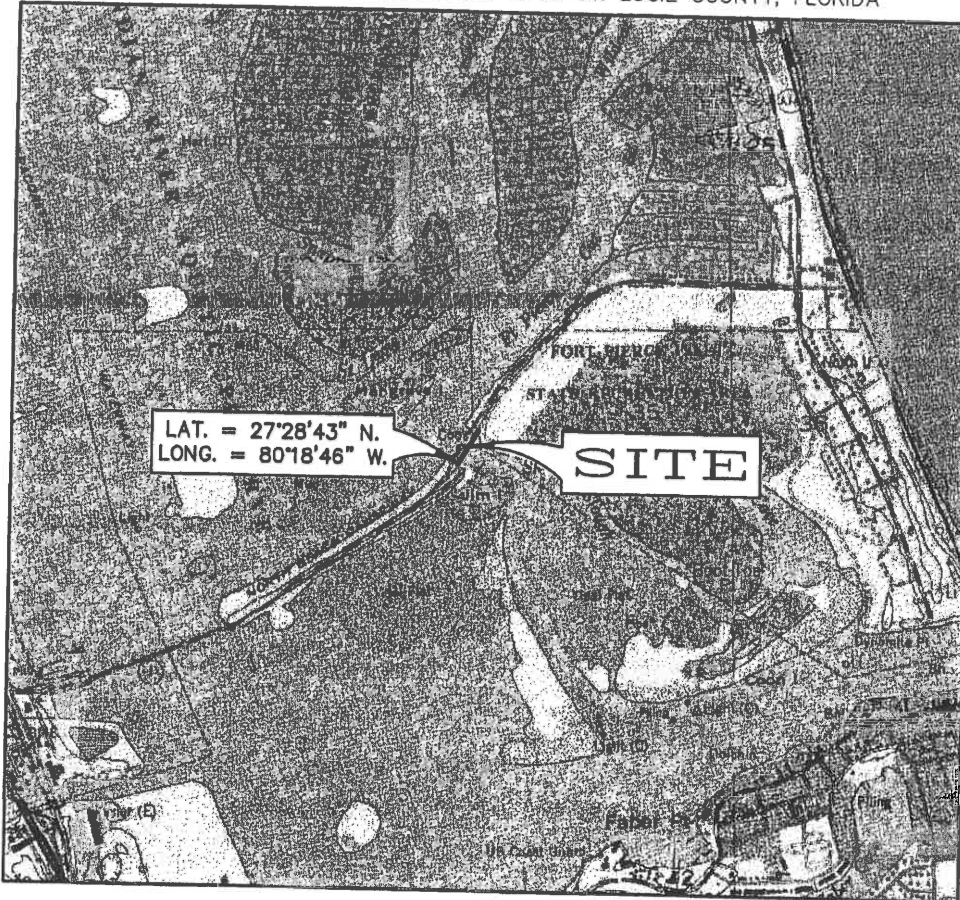
TRUDY K. SCOTTEN  
Printed, Typed or Stamped Name



**EXHIBIT "A"**

**SUBMERGED LAND EASEMENT  
CROSSING THE INDIAN RIVER  
AT NORTH BRIDGE CAUSEWAY  
(LITTLE JIM BRIDGE)**

SECTION 35, TOWNSHIP 34 S., RANGE 40 E. ST. LUCIE COUNTY, FLORIDA

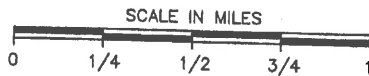


LAT. = 27°28'43" N.  
LONG. = 80°18'46" W.

**SITE**



**FORT PIERCE QUADRANGLE**  
FLORIDA - ST. LUCIE COUNTY  
7.5 MINUTE SERIES (TOPOGRAPHIC)



**NOTES:**

LATITUDE AND LONGITUDE SHOWN ARE BASED ON THE 1980 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90).

LAT. = LATITUDE  
LONG. = LONGITUDE

**NOTE:**

NOT VALID UNLESS ACCOMPANIED  
BY SHEETS 1 THROUGH 4 OF 4



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
TEL. (561) 392-2594, FAX (561) 394-7125

Attachment A  
Page 5 of 8 Pages  
Easement No. 40589

JOB # 7625-1.12

DATE: 12/13/05

SHEET 1 OF 4

**EXHIBIT "A"**

**SUBMERGED LAND EASEMENT  
CROSSING THE INDIAN RIVER  
AT NORTH BRIDGE CAUSEWAY  
(LITTLE JIM BRIDGE)**

**LAND DESCRIPTION:**

A portion of submerged lands lying within the Indian River, in Section 35, Township 34 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

COMMENCING at the northwest corner of Section 3, Township 35 South, Range 40 East; thence N 89°59'57" E along the north line of said Section 3, a distance of 6548.66 feet; thence N 00°00'03" W, 3473.20 feet to the POINT OF BEGINNING, being the Mean High Water Line of the Indian River and having a Northing of 1143800.672 and an Easting of 878977.075; thence N 73°52'47" W along said Mean High Water Line of the Indian River, 10.18 feet; thence N 26°54'02" E, 419.03 feet to the Mean High Water Line of the Indian River; thence S 36°44'30" E along said Mean High Water Line of the Indian River, 3.94 feet; thence S 19°49'57" E along said Mean High Water Line of the Indian River, 8.89 feet; thence S 26°54'02" W, 409.28 feet to the POINT OF BEGINNING.

The above described easement is situate in St. Lucie County, Florida and containing 4,147 square feet, 0.095 acres, of submerged land, more or less.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 04-13-05

ALAN M. REYNOLDS, P.S.M.  
Florida Registration No. 6346  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOTE:**

NOT VALID UNLESS ACCOMPANIED  
BY SHEETS 1 THROUGH 4 OF 4



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
60 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
TEL. (561) 392-2594, FAX (561) 394-7125

Attachment A  
Page 6 of 8 Pages  
Easement No. 40589

JOB # 7625-1.12  
DATE: 12/13/05  
SHEET 2 OF 4

**EXHIBIT "A"**

**SUBMERGED LAND EASEMENT  
CROSSING THE INDIAN RIVER  
AT NORTH BRIDGE CAUSEWAY  
(LITTLE JIM BRIDGE)**

**NOTES:**

1. Not valid without the signature and 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
4. This is not a M.H.W. Line Survey - Elevations shown for informational purposes only.
5. The land description shown hereon was prepared by the Surveyor.
6. Bearings and Coordinates shown hereon are referenced to Grid North, based on the 1990 adjustment of the North American Datum of 1983 (NAD 83/90) of the Florida State Plane Coordinate System (Traverse Mercator Projection), East Zone, with the north line of Section 3, Township 35 S., Range 40 E., having a bearing of N 89°59'57" E.
7. Elevations shown hereon are based on the North American Vertical Datum of 1988.
8. Benchmark Description: Department of Transportation brass disc stamped "FBLC 10", at the northwest corner of the intersection of Avenue O and U.S. No. 1, on concrete sidewalk, Elevation = 27.66 feet.(NAVD 88)
9. This Sketch and Description is designed to encompass the Florida Power and Light subaqueous cable crossing. Cables were located via divers with the assistance of the Florida Power and Light Cable Locating Group. The surveyor certifies that the cables were located as accurately as possible at that time. The surveyor has not physically located the cable crossings.
10. Mean High Water information was compiled from published datum provided by the Land Boundary Information System internet web site ([www.labins.org](http://www.labins.org)). Mean High Water is based upon extending published datum from MHW Data Point ID #6099, St. Lucie County, Quad Name Fort Pierce, USGS Quad Number 27080-D3. Mean High Water = -0.83' N.A.V.D. 1988; Range = 1.15'; Mean Low Water = -1.98' N.A.V.D. 1988.
11. Elevations were converted from N.G.V.D. 1929 to N.A.V.D. 1988 using Corpcon version 5.11.08 as found on Land Boundary Information System internet web site ([www.labins.org](http://www.labins.org)).
12. Abbreviation Legend: B.O.S.W.= Bottom Of SeaWall; P.B.C.R.= Palm Beach County Records; C= Centerline; F.P.L.= Florida Power & Light Company; G.P.S.= Global Positioning System; L.B.= Licensed Business; N.G.V.D.=National Geodetic Vertical Datum; N.W.= Northwest; P.B.= Plat Book; P.O.B.= Point Of Beginning; P.O.C.= Point of Commencement; P.S.M.= Professional Surveyor and Mapper; T.O.S.W.= Top Of Sea Wall; U.S.G.S.= United States Geological Survey.
13. Coordinates shown hereon are based on a Real-Time Kinematic (RTK) G.P.S. survey which is certified to 2 Centimeter local accuracy, relative to the nearest National Geodetic Survey (NGS) Geodetic Station as surveyed in the field on August 18, 2003.  
Station Observed: "C+T1" (PID - AA7678) St. Lucie County.

Equipment

GPS Receiver: Trimble 5700 RTK  
Software: Trimble Geomatics Office, Version Number 1.61

**NOTE:**

NOT VALID UNLESS ACCOMPANIED  
BY SHEETS 1 THROUGH 4 OF 4



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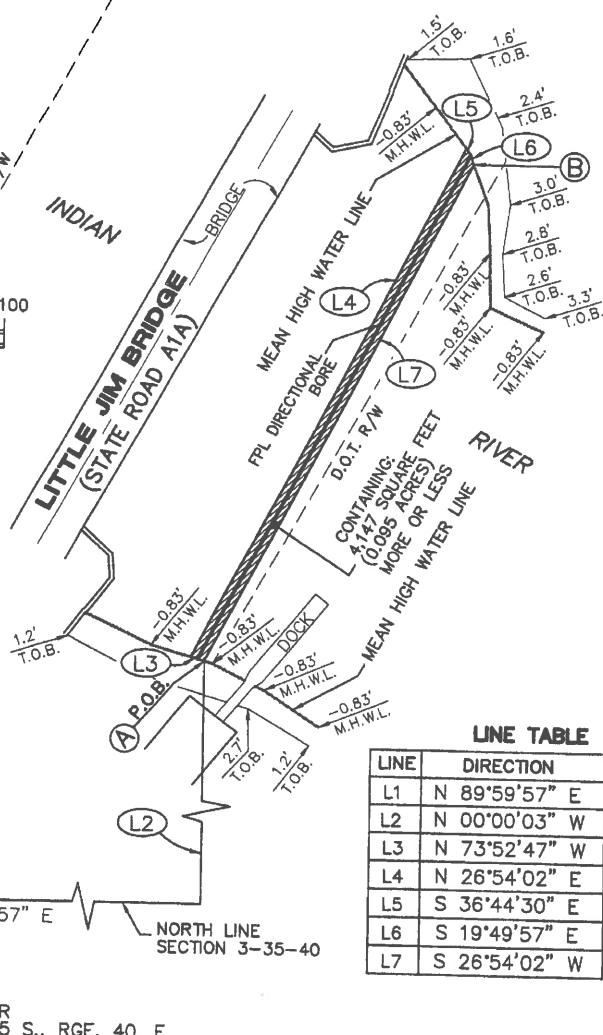
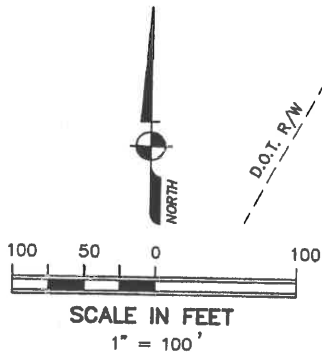
Attachment A  
Page 7 of 8 Pages  
Easement No. 40589

JOB # 7625-1.12  
DATE: 12/13/05  
SHEET 3 OF 4

**EXHIBIT "A"**

**SUBMERGED LAND EASEMENT  
CROSSING THE INDIAN RIVER  
AT NORTH BRIDGE CAUSEWAY  
(LITTLE JIM BRIDGE)**

SECTION 35, TOWNSHIP 34 S., RANGE 40 E. ST. LUCIE COUNTY, FLORIDA



CONTAINING:  
4,147 SQUARE FEET  
(0.095 ACRES)  
MORE OR LESS

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	N 89°59'57" E	6548.66'
L2	N 00°00'03" W	3473.20'
L3	N 73°52'47" W	10.18'
L4	N 26°54'02" E	419.03'
L5	S 36°44'30" E	3.94'
L6	S 19°49'57" E	8.89'
L7	S 26°54'02" W	409.28'

**NOTE:**

THE APPROXIMATE MEAN HIGH WATER LINE IS NOT INTENDED TO BE THE LEGAL BOUNDARY BETWEEN PRIVATE AND STATE OWNERSHIP.

MEAN HIGH WATER = -0.83' N.A.V.D. 88  
 RANGE = 1.15'  
 MEAN LOW WATER = -1.98' N.A.V.D. 88

(SEE NOTE #10 & #11 ON SHEET 3 OF 4)

**NOTE:**

NOT VALID UNLESS ACCOMPANIED BY SHEETS 1 THROUGH 4 OF 4

**STATE PLANE COORDINATES**

A	N. 1143800.672	E. 878977.075
B	N. 1144165.669	E. 879162.253

(SEE NOTE # 6 & # 13 ON SHEET 3 OF 4)



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**  
 50 S.W. 2ND AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 TEL. (561) 392-2594, FAX (561) 394-7125

"NOT A FIELD SURVEY"

Attachment A  
 Page 8 of 8 Pages  
 Easement No. 40589

JOB # 7625-1.12

DATE: 12/13/05

SHEET 4 OF 4