

THIS INSTRUMENT PREPARED BY:

Frank H. Fee, IV, Esq.
Fee, Yates & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950

EASEMENT DEED

THIS INDENTURE made this _____ day of _____, 2023, between **MANATEE ISLAND HOLDINGS, LLC, a Florida limited liability company**, with its principal address at 1343 SW Troon Circle, Palm City, FL, 34990 (**Grantor**) and **CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation**, its licensees, agents, successors and assigns, with its post office address as 100 North U.S. 1, Fort Pierce, Florida, 34950 (**Grantee**);

WITNESSETH that Grantor, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby convey and grant to the **CITY OF FORT PIERCE, FLORIDA, a Florida municipal corporation**, as Grantee, a perpetual exclusive easement, for the construction, installation, maintenance, operation, repair, and replacement of a sidewalk, recreational trail, and pedestrian walkway through, in, under, upon, along, over and across the following described land in St. Lucie County, Florida, to-wit:

**EASEMENT LEGAL DESCRIPTION ATTACHED HERETO
AS EXHIBIT "A" AND BY THIS REFERENCE
INCORPORATED HEREIN.**

Grantor hereby reserves the ownership of said strip of land for any use or purpose not inconsistent herewith or that interferes with the use by Grantee, but in no event shall any buildings, structure, or other improvements be erected or placed on, under, through or above said strip of land by the Grantor.

In the event Grantor's property is redeveloped under a plan that requires relocation of this easement, Grantee agrees to cooperate in the relocation of its easement; provided, however, that the replacement easement shall be of the same type, character, and quality; that its location be westerly of this easement; and that Grantor be responsible for all cost of said relocation, including design, permitting and construction.

Grantor hereby covenants and warrants that it owns the land and has the right to grant this easement.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and has placed its hands and seal the day and year first above written.

(Execution and Acknowledgment Appear on Following Page)

Signed, sealed and delivered
in our presence:

**MANATEE ISLAND HOLDINGS, LLC, a
Florida limited**

Witness Signature
Print Name: _____

By: _____
Paul Gonnella, Manager

Witness Signature
Print Name: _____

**STATE OF FLORIDA
COUNTY OF ST. LUCIE**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of physical presence **PAUL GONNELLA** as Manager of **MANATEE ISLAND HOLDINGS, LLC, a Florida limited liability company**, to me known to be the person described in and who executed the foregoing instrument and who is personally known to me or who has provided _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2023.

(SEAL)

Signature of Notary Public
Print Name: _____
Commission Number: _____
Commission Expires: _____

P:\Proj-2023\23-143 Manatee Island Easement Survey\23-143 Easement S&D.dwg Plotted: 10/17/23 By: JONATHAN JONES Layout: DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF LOT 1 AND THE NORTHERLY EXTENSION THEREOF, BLOCK 16, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 58 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF GOVERNMENT LOT 4, NORTH 00°03'02" WEST, A DISTANCE OF 297.30 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 4, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION; THENCE ALONG SAID NORTH LINE, SOUTH 82°58'27" WEST, A DISTANCE OF 31.35 FEET; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 82°58'03" WEST, A DISTANCE OF 666.66 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID REVISED MAP OF FORT PIERCE BEACH SUBDIVISION; THENCE CONTINUE ON THE WESTERLY EXTENSION OF SAID NORTH LINE SOUTH 82°58'03" WEST, A DISTANCE OF 8.16 FEET TO A POINT ON THE EAST LINE OF BLOCK 16 OF SAID REVISED MAP OF FORT PIERCE BEACH SUBDIVISION; THENCE ALONG SAID EAST LINE OF BLOCK 16, SOUTH 18°21'22" EAST, A DISTANCE OF 32.70 FEET TO THE PLACE AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 18°21'22" EAST, A DISTANCE OF 155.98 FEET TO A POINT ON A NON-TANGENT CURVE AND THE NORTH RIGHT-OF-WAY LINE OF SEAWAY DRIVE; THENCE ALONG SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1693.59 FEET, SOUTHWEST ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.03 FEET THROUGH A CENTRAL ANGLE OF 00°20'22", HAVING A CHORD BEARING SOUTH 76°18'22" WEST, 10.03 FEET; THENCE DEPARTING SAID NORTH RIGHT OF-WAY ON A LINE PARALLEL TO SAID EAST LINE OF BLOCK 16, NORTH 18°21'22" WEST, A DISTANCE OF 145.17 FEET; THENCE SOUTH 71°38'38" WEST, A DISTANCE OF 10.23 FEET; THENCE ON A LINE PARALLEL TO SAID EAST LINE OF BLOCK 16, NORTH 18°21'22" WEST, A DISTANCE OF 87.10 FEET; THENCE NORTH 83°25'31" EAST, A DISTANCE OF 10.22 FEET; THENCE ON A LINE PARALLEL TO SAID EAST LINE OF BLOCK 16, SOUTH 18°21'22" EAST, A DISTANCE OF 75.01 FEET; THENCE NORTH 71°38'38" EAST, A DISTANCE OF 10.23 FEET TO THE POINT OF BEGINNING.

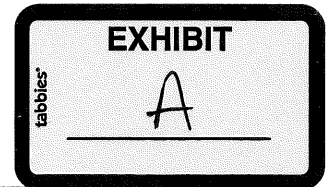
CONTAINING 2,418.6 SQUARE FEET MORE OR LESS

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

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



Digitally signed
by Thomas P
Kiernan
Date:
2023.10.17
16:43:10 -04'00'



THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Sheet 1 of 2



CULPEPPER & TERPENING INC

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

Legal Description

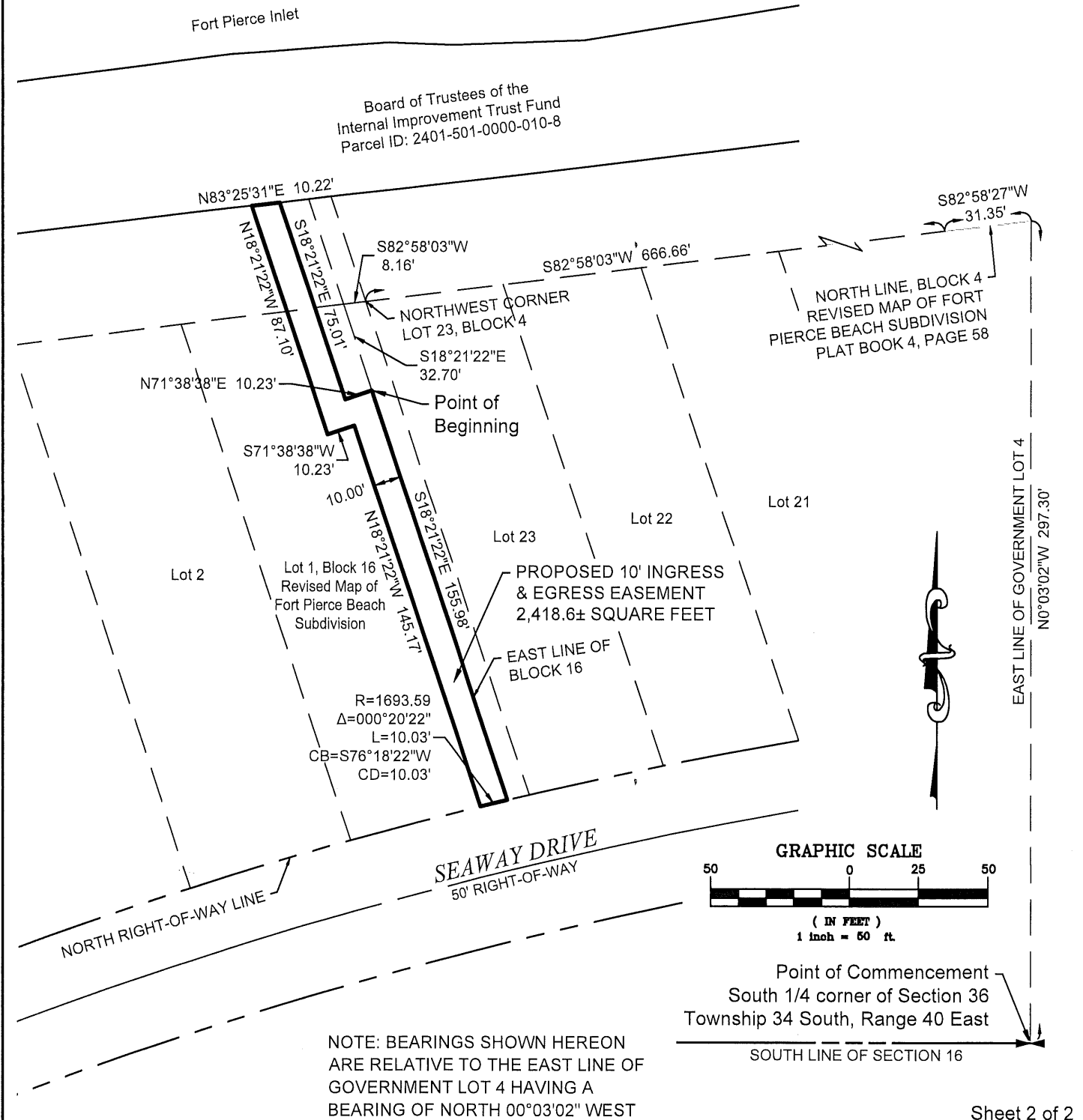
10' Ingress & Egress Easement

DATE: 10/17/23	DRAWN JDJ
SCALE: N/A	JOB No. 23-143

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

P:\Proj-2023\23-143 Manatee Island Easement\Survey\23-143 Easement S&D.dwg Plotted: 10/17/23 By: JONATHAN JONES Layout: SKETCH



Sheet 2 of 2



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TERPENING INC**

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Sketch of Description

10' Ingress & Egress Easement

DATE: 10/17/23	DRAWN JDJ
SCALE: 1" = 50'	JOB No. 23-143