



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location S. 3rd St. Fort Pierce, FL 34950

Parcel ID #(s) 2410-805-0005-000-1 ; 2410-811-0001-030-1

Project description Construction of crosstie manufacturing facility on 7.55 acre site.

Florida East Coast Railway L.L.C. (FEC)

Property Owner(s)

7411 Fullerton St. Suite 300

Street Address

Jacksonville FL 32256-3629

City State Zip

Phone Number

Email Address

Rusty Croley, VP, Rocla Concrete Tie, Inc.

Applicant/Representative, Title, Company

1819 Denver West Drive, Suite 450

Street Address

Lakewood CO 80401

City State Zip

(303) 296-3500

Phone Number

rcroley@roclatie.com

Email Address

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

[Signature] (SEE AGENT LETTER DATED 03/18/15)
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Indian River
The foregoing instrument was acknowledged before me this 24 day of March, 2015, by

Rusty Croley who is personally known to me or has produced

Colorado License # 02 0495 395 as identification.



[Signature]
Signature of Notary

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

TO BE COMPLETED BY STAFF

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

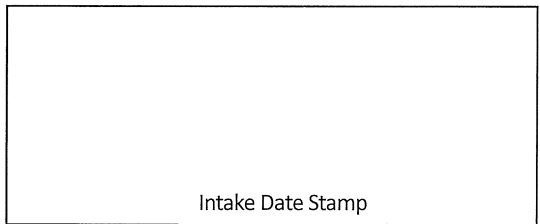
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type	
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const. <input type="checkbox"/> Major Amendment
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Minor Amendment

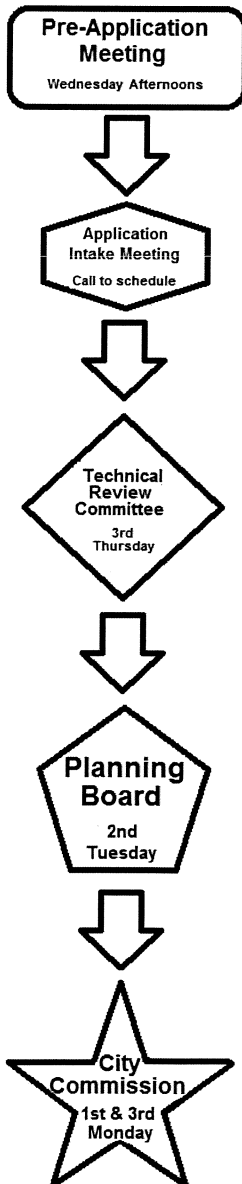
Site Information:

Non-Residential: Proposed Sq. Ft.: 328,745 Residential: Proposed Units: N/A

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
COMMERCIAL	INDUSTRIAL	RAIL ROAD	COMMERCIAL

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Map Amendment

Property address or Location S. 3rd Street, Fort Pierce, FL 34950

Parcel ID #(s) 2410-805-0005-000-1; 2410-811-0001-030-1

Project description Construction of crosstie manufacturing facility on a 7.55 acre site.

Florida East Coast Railway L.L.C. (FEC)

Property Owner(s)

7411 Fullerton St. Suite 300

Street Address

Jacksonville FL 32256-3629

City

State

Zip

Phone Number

Email Address

Rusty Croley, VP, Rocla Concrete Tie, Inc.

Applicant/Representative, Title, Company

1819 Denver West Drive, Suite 450

Street Address

Lakewood CO 80401

City

State

Zip

Phone Number

Email Address

(303)296-3500

rcroley@roclatire.com

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

[Signature] (SEE AGENT LETTER DATED 03/18/15)

Property Owner(s) Signature(s)

STATE OF FLORIDA --

COUNTY INDIAN RIVER

The foregoing instrument was acknowledged before me this 24th day of MARCH, 2015, by

Rusty Croley who is personally known to me or has produced

COLORADO LICENSE # 020495395 as identification.

Signature of Notary



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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



MAP AMENDMENT

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Boundary/Topo*
As-built Survey
- Warranty Deed
- Concurrency submittals
- SLC Property Record Card
- Environmental Impact Report
- Traffic Impact Report
- Support Documentation

Application Type:

- Amending the Zoning Atlas Map
- Amending the Comprehensive Plan Future Land Use Map

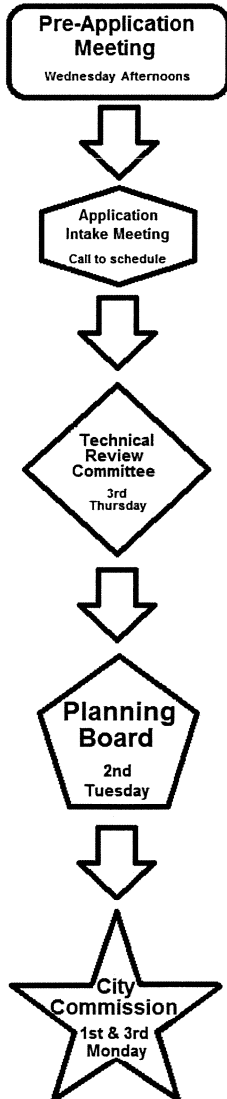
Site Information:

Non-Residential: Proposed Sq. Ft.: 328,745 Residential: Proposed Units: 0

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
LI	LI	RL/RM	GC

Application Outlook





CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

APPLICATION FOR DESIGN REVIEW

Project Name: Rocla Crosstie Facility

1. Project description for which design review approval is requested: Construction of
of a crosstie manufacturing facility on a 7.55 acre site.

2. Property Tax I.D. #: 2410-805-0005-000-1 ; 2410-811-0001-030-1

3. Property Address: S. 3rd St. Fort Pierce, FL 34950

4. Zoning District: LI - light industrial 5. Future Land Use: LI - light industrial

6. Historic District Y/N N if yes, which District: _____

7. Total Acreage: 7.55 acres

8. Name of Owner(s): Florida East Coast Railway L.L.C. (FEC)

Signature of Owner(s): [Signature] (SEE AGENT LETTER DATED 03/18/15)

Mailing Address: (street) 7411 Fullerton st. Suite 300

(City) Jacksonville (State) FL (zip) 32256-3629

Phone # _____

9. Name of Applicant: Rusty Croley, Vice President, Rocla Concrete Tie, Inc.

Signature of Applicant: [Signature]

Mailing Address: (street) 1819 Denver West Drive, Suite 450

(City) Lakewood (State) CO (zip) 80401

Phone # (303) 296-3500

10. Name of Representative: Stefan K. Matthes, PE, Vice President, Culpepper & Terpening, Inc.

Signature of Representative: [Signature]

Mailing Address: (street) 2980 South 25th Street

(City) Fort Pierce (State) FL (zip) 34981

Phone # (772) 464-3537 Fax (772) 464-9497

E-mail: smathes@ct-eng.com

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

Florida East Coast Railway L.L.C. (FEC)
 Property Owner's Name (Please Print) _____ Phone _____
 7411 Fullerton st. Suite 300, Jacksonville _____ FL _____ 32256-3629
 Address _____ State _____ Zip _____
 _____ (SEE AGENT LETTER DATED 03/18/15) _____ 03/24/15
 Property Owner's Signature _____ Date _____

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 24th day of March, 2015, by Rusty Croley who is personally known to me or has produced Colorado License # 020495395 as identification.

Mary Tatro
Signature of Notary _____

(seal)



A complete Administrative Review packet is required upon application submittal.

To be completed by the City	
Date Received _____	By _____
Fee: _____	Receipt# _____

**All required application information must be provided at time of submittal.
Packets must be folded to 8 1/2 x 11 and collated.**

APPLICATION REQUIREMENTS:

- a. **Application fee**
- b. **Application submission shall include the following:**
 - TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
 - Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

DESIGN REVIEW APPLICATION CHECKLIST
(City Code of Ordinances 22-59)

1. Submittal for Administrative Review:

1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 22-194, location of bordering streets and, if applicable, wetlands and beaches.
2. A Site Analysis Study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the Site Analysis Study results.
4. Context photographs of neighboring uses and architectural styles.
5. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the City's Planning Department.
6. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty years of age, documentation of these structures with data from the Florida Master Site File form is also required.
7. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
8. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
9. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
10. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

2. Submittal for Final Review:

1. A Written Narrative describing how the project conforms to Administrative Approval and Design Review Guidelines of this section.
2. A final site plan meeting the requirements of Section 22-58.
3. A final site lighting plan that meets the requirements of Section 22-58(d)(8).
4. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
5. Final floor plans and elevation drawings (1/8"=1'-0" minimum scale), as detailed under Administrative Approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
6. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



Francis J. Chinnici
Senior Vice President
Engineering, Mechanical
and Purchasing

March 3, 2015

TO: City of Fort Pierce;
St. Lucie County Fire District;
South Florida Water Management District
St. Lucie County Health Department

RE: Rocla Crosstie Facility

On behalf of Florida East Coast Railway (FEC), we hereby authorize Rocla Concrete Tie, Inc. to act as our agent relative to agency approvals and permits for the above referenced property and project.

Florida East Coast Railway (FEC)

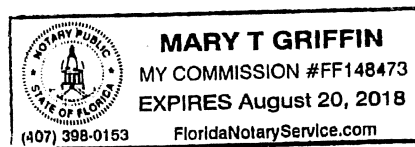
By: [Signature] FRANCIS J. CHINNICI SVP-ENG, MECH & PURCHASING
Signature Print name Title Date
3-18-15

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 18th day of March, 2015 by for Florida East Coast Railway (FEC), who is personally known/provided identification to me on behalf of Florida East Coast Railway (FEC).

[Notary Seal or Stamp]

[Signature]
Notary Public-State of Florida
Print Name: MARY T. GRIFFIN
My Commission Expires: 8/20/18





March 19, 2015

TO: City of Fort Pierce;
St. Lucie County Fire District; and
South Florida Water Management District
St. Lucie County Health Department

RE: Rocla Crosstie Facility

On behalf of Rocla Concrete Tie, Inc, we hereby authorize Bill (Rusty) Croley of Rocla Concrete Tie, Inc. and Stefan Matthes P.E. of Culpepper & Terpening, Inc. to act as our agents relative to agency approvals and permits for the above referenced property and project.

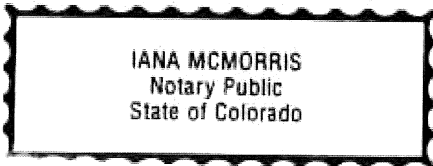
Rocla Concrete Tie, Inc.

By: Peter Urquhart President 3/19/2015
Signature Print name Title Date

STATE OF COLORADO
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 19th day of March, 2015 by Peter Urquhart as a registered agent, for Rocla Concrete Tie, Inc who is personally known/provided identification to me on behalf of Rocla Concrete Tie, Inc.

[Notary Seal or Stamp]



Iana McMorris
Notary Public-State of Colorado
Print Name: Iana McMorris
My Commission Expires: 05/29/2016



Colorado Secretary of State
 Date and Time: 11/03/2014 08:50 AM
 ID Number: 20031277189
 Document number: 20141675046
 Amount Paid: \$60.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20031277189

Entity name: ROCLA CONCRETE TIE, INC.

Jurisdiction under the law of which the
 entity was formed or registered: Texas

1. Principal office street address: 1819 Denver West Dr.
(Street name and number)
Suite 450
Lakewood CO 80401
(City) (State) (Postal/Zip Code)
United States
(Province – if applicable) (Country – if not US)

2. Principal office mailing address:
 (if different from above) _____
(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

3. Registered agent name: (if an individual) URQUHART PETER A.
(Last) (First) (Middle) (Suffix)
 or (if a business organization) _____

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 1819 Denver West Dr.
(Street name and number)
Suite 450
Lakewood CO 80401
(City) (State) (Postal/Zip Code)

6. Registered agent mailing address:
 (if different from above) _____
(Street name and number or Post Office Box information)

(City) (State) (Postal/Zip Code)

(Province – if applicable) (Country – if not US)

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

McMahan	Desiree	M.	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
1819 Denver West Dr.			
<small>(Street name and number or Post Office Box information)</small>			
Suite 450			
<small>(Street name and number or Post Office Box information)</small>			
Lakewood	CO	80401	
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
United States			
<small>(Province – if applicable)</small>		<small>(Country – if not US)</small>	

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

ROCLA CONCRETE TIE, INC.

is an entity formed or registered under the law of **Texas** has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20031277189.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/16/2015 that have been posted, and by documents delivered to this office electronically through 03/17/2015 @ 09:17:20.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 03/17/2015 @ 09:17:20 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 9126697.



A handwritten signature in cursive script, reading "Wayne W. Williams".

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."

Property Identification

Site Address: TBD
Map ID: 24/10H

Parcel ID: 2410-811-0001-030-1
Zoning: I1

Account #: 23916
Use Type: 9800

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

FEC RR
 7411 Fullerton St Ste 300
 Jacksonville, FL 32256-3629

Legal Description

ANDREWS AND RICHARDS S/D (WEST) PART OF BLKS A AND B
 MPDAF: BEG AT A PT 10 FT E OF AND 268 FT SELY OFN TERMINUS OF
 TRACK #93, TH NELY AT RT ANG TO TRACK #93 115 FT TOPT 10 FT W
 OF TRACK #10, TH NWLY // WITH AND 10 FT W OF TRACK #10 283 FT,
 TH SWLY 82 FT, TH SELY // WITH AND 10 FT E OF TRACK #93 298 FT
 TO POB (0.70 AC) (MAP 24/10H)

Current Values

Just/Market: \$0 **Assessed:** \$0
Exemptions: \$0 **Taxable:** \$0

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-05-1975	0246 / 1265				\$1

Total Areas

Land Size (acres):
Land Size (SF):
Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2014 Saint Lucie County Property Appraiser.

Property Identification

Site Address: TBD
Map ID: 24/10G

Parcel ID: 2410-805-0005-000-1
Zoning: I1

Account #: 23863
Use Type: 9800

Sec/Town/Range: 10/35S/40E
Jurisdiction: Fort Pierce

Ownership

FEC RR
7411 Fullerton St Ste 300
Jacksonville, FL 32256-3629

Legal Description

TYLER'S S/D THAT PART OF LOTS 1-13 INCL-LESS THAT PART LEASED TO SWAIN GROVES, GEORGIA HWY EXPRESS AND ADOBE BRICK AND SUPPLY AND LESS TO RINKER MATERIALS CORP AS IN OR 391-2382 AND LESS ANDREWS AND RICHARDS S/D (WEST) AND LESS THAT PART AS IN OR 2921-900- (MAP 24/10G)

Current Values

Just/Market: \$0 **Assessed:** \$0
Exemptions: \$0 **Taxable:** \$0

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2014	\$0	\$0	\$0	\$0
2013	\$0	\$0	\$0	\$0
2012	\$0	\$0	\$0	\$0

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-05-1975	0246 / 1265				\$1

Total Areas

Land Size (acres):
Land Size (SF):
Total Building Count: 1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2014 Saint Lucie County Property Appraiser.

K 41 7/1/1900

Warranty Deed

FROM
W. J. Jones and
Margaret A. Jones
 TO
Ma. East Coast RR Co.
a corporation

Dated *March 28* A. D. 19*00*

Filed in the office of the Clerk of the Circuit Court of the County of St. Lucie, State of Florida, on the *25* day of *July* A. D. 19*00* and Recorded in Book *8* on page *209*

By *J. E. Hule*
 Clerk of the Circuit Court.
 (1969) *80* *McCard* D. C.

11/1/90

STATE OF FLORIDA,
COUNTY OF St. Lucie

KNOW ALL MEN BY THESE PRESENTS, THAT I,

Margaret A. Jones wife of the above named W. J. Jones

do by these presents, made and executed by me, separate and apart from my said husband, and in the presence of

A. D. Penney a Notary Public

of the State of Florida, acknowledge and declare that I did make myself a party to, and executed the foregoing Deed of Conveyance, for the purpose of leasing and conveying my power & separate estate

in and to the lands in said conveyance therein described and granted, and that I did the same freely and voluntarily, and without

any compulsion, constraint, apprehension or fear, of or from my said husband.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal, this 28th

day of March A. D., one thousand nine hundred and ten

A. D. Penney
Notary Public

my commission expires Nov. 12 - 1911

STATE OF FLORIDA,
COUNTY OF St. Lucie

TO ALL WHOM IT MAY CONCERN: Be it known that on this

28th day of March A. D., 1910, personally appeared before me

a Notary Public of the State of Florida, the above named Margaret A. Jones

to me well known as the wife of W. J. Jones

and as one of the persons described in and who executed the foregoing Deed of Conveyance, who being at the time separate and apart from her husband, the said W. J. Jones

did then and there make and execute the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed, in my presence.

WITNESS my hand and seal, at Fort Pierce Fla the day and year above written.

A. D. Penney [SEAL]
Notary Public

my commission expires Nov. 12 - 1911

STATE OF FLORIDA,
COUNTY OF St. Lucie

ON THIS DAY personally appeared before me W. J. Jones

and Margaret A. Jones to me well known as the person

described in, and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for

the purpose therein expressed; whereupon it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, this 28th day of

March A. D., 1910

A. D. Penney [SEAL]
Notary Public

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BE IT REMEMBERED, That on this 25th

day of July A. D., 1910, I, J. E. FULTZ, Clerk of the Circuit Court in and for said County, have duly recorded the foregoing Deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, the day and year above written.

J. E. Fultz [SEAL]
By R. Co. Merritt D. C.

TOGETHER with all and singular the *tenements, rights*
tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the rever-
sion and reversions, remainder and remainders, rents, issues and profits thereof, AND ALSO, all the estate,
right, title, interest, dower and right of dower, separate estate, property, possession, claim and demand what-
soever, as well in law as in equity, of the said part *us* of the first part, of, in, and to the same, and every
part and parcel thereof, with the appurtenances: TO HAVE AND TO HOLD the above granted, bargained
and described premises, with the appurtenances, unto the said part *y* of the second part, *to have*
~~us~~ heirs and assigns, to *it, and their* own proper use, benefit and behoof forever.

And the said part *us* of the first part,
for *their* heirs, executors, and administrators, do covenant, promise and agree to and with
said part *y* of the second part, *to successors* heirs and assigns, that the said part *us* of
the first part, at the time of the sealing and delivery of these presents,
us lawfully seized in fee simple of a good, absolute, and indefeasible estate of inheritance, of and
in, all and singular the above granted, bargained and described premises, with the appurtenances *thereto*
and *had* good right, full power, and lawful authority to grant, bargain, sell, and convey the same in
manner and form aforesaid. And that the said part *y* of the second part *to successors*
~~us~~ heirs and assigns, shall and may at all times hereafter, peacefully and quietly have, hold, use, occupy, possess
and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any
let, suit, trouble, molestation, eviction or disturbance of the said part *us* of the first part *their*
..... heirs or assigns, or of any other person or persons lawfully claiming or to claim the same. And that
the same are now free, clear, discharged and unincumbered of and from all former and other grants, titles,
charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

lawful

And the said part *us* of the first part, for *themselves and their* heirs, the above described
and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the
said part *y* of the second part *to successors* heirs and assigns, against the said part *y*
..... of the first part and *their* heirs, and against all and every person or persons whom-
soever, lawfully claiming or to claim the same shall and will warrant, and by these presents forever defend.

IN WITNESS WHEREOF, the said part *us* of the first part *have* hereunto set *their*
hand *s* and seal *s* the day and year first above written.

Signed, Sealed and Delivered in Presence of us:

W. Permy
M. Henry

W. J. Jones [SEAL]
M. Robert Jones [SEAL]

This Indenture, Made the 28th day of March

in the year of our Lord one thousand nine hundred and ten

BETWEEN W. F. Jones and Margaret A. Jones, his wife, of the County of

St. Lucie and State of Florida

of the first part, and The Florida East Coast Railway,
a corporation,

of Sarasota State and County of the second part,

WITNESSETH, That said part W. F. Jones of the first part, for and in consideration of the sum of

Seventeen Hundred (\$1700.⁰⁰) Dollars,

of money of the United States of America to them in hand paid by the said part 4 or the

second part, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowl-

edged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these

presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said

part 4 of the second part, and its successors heirs and assigns forever, all

those tracts and parcels of land

lying and being in the County of St. Lucie, and State of Florida, and described as follows:

Beginning at the intersection of the south line of lot 2 (W) of Dylers subdivision of Government lot 4, Section 10, Township 35, South, Range 40 East, said starting point being located 30 feet measured at right angles from center line of main track of the Florida East Railway, and running thence northerly or said east line of right of way parallel to and 30 feet distant from said center line for 212 feet, more or less, to the north line of lot 2 of Dylers sub-division; thence east along said north line of lot 2 for 66 feet, more or less to a point located 62.5 feet measured at right angles from said east line of right of way; thence southerly and parallel to and 62.5 feet easterly, measured at right angles from the east line of right of way for 212 feet, more or less, to the south line of said lot 2; thence west along the south line of said lot 2 for 70 feet, more or less to point of beginning. also all of lot 8 of Government lot 4 of Dylers sub-division of said Government lot 4, lying west of the Florida East Coast Railway's right of way, in Section 10, Township 35, South, Range 40 East, except two strips on the east end of said lot now owned by Yancy family and J. S. May.

B 1200
L 68
68

Drew's Form R. E. 14.

Warranty Deed.

FROM

*G. B. Lowery and
Sadie Lowery*

TO

F E C R A Co.

Dated *March 23rd* 190*9*

Filed in the office of the Clerk of the
Circuit Court of the County of *Alachua*

State of Florida, _____ day of

on the *25* day of _____

and recorded in Book *8*

on page *202*

G. E. Fultz

REY Clerk of Circuit Court

ALACHUA

The H. & W. B. Drew Company, Jacksonville, Fla. 9-09-08

(1976)

ab. b. s. e. n. 70

State of Florida,
County of St. Lucie

KNOW ALL MEN BY THESE PRESENTS, That I, Jadie Sawyer
wife of the above named A.B. Sawyer do by these presents,
made and executed by me, separate and apart from my said husband, and in the presence of
A.P. Penney, a Notary Public
of the State of Florida, acknowledged and declare that I did make myself a party to, and executed
the foregoing Deed of Conveyance for the purpose of conveying my own right of
power and separate estate in and to the lands in said conveyance therein described and granted,
and that I did the same freely and voluntarily, and without any compulsion, constraint, apprehen-
sion or fear of or from my said husband.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my seal, this 23rd
day of March A. D. one thousand nine hundred and nine

Seal

State of Florida,
County of St. Lucie

TO ALL WHOM IT MAY CONCERN: Be it known that on this 23rd
day of March A. D. 1907, personally appeared before me, a
Notary Public of the State of Florida, the above named
Jadie Sawyer to me well known as the wife of
A.B. Sawyer and as one of the persons described in, and
who executed the foregoing Deed of Conveyance, who being at the time separate and apart from her
husband, the said A.B. Sawyer did then and there make and execute
the foregoing acknowledgment, her name being with her own hand subscribed, and her seal affixed
in my presence.

WITNESS my hand and seal at Fort Pierce, Fla. the day and year above
written.
My commission expires
Nov. 12th 1911

A.P. Penney
Notary Public Seal

State of Florida,
County of St. Lucie

On this day personally appeared before me A.B. Sawyer
to me well known as the person described in, and who executed the foregoing Deed of Conveyance,
and acknowledged that he executed the same for the purpose therein expressed, whereupon
it is prayed that the same may be recorded.

IN WITNESS WHEREOF, I have hereunto affixed my hand and seal, this 23rd
day of March A. D. 1907

My Commission
expires Nov. 12th
1911

A.P. Penney
Notary Public Seal

State of Florida,
County of St. Lucie

BE IT REMEMBERED, That on this 25th day of July
A. D. 19010, I J. E. Futz Clerk of the Circuit Court in and for
said County, have duly recorded the foregoing Deed in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, this day
and year above written.

J. E. Futz Seal
By R. L. Merritt D.C.

TOGETHER with all and singular the assumed rights tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND, ALSO, all the estate, right, title, interest, dower, and right of dower, separate estate, property possession, claim and demand whatsoever, as well in law as in equity, of the said parties of the first part, of, in and to the same, and every part and parcel thereof, with the appurtenances.

To Have and to Hold the above granted, bargained and described premises, with the appurtenances, unto the said part of of the second part, its successors heirs and assigns, to its own proper use, benefit and behoof forever.

And the said parties of the first part their for their heirs, executors and administrators do covenant, promise and agree to and with the said part of of the second part, its successors heirs and assigns, that the said parties of the first part them at the time of the sealing and delivery of these presents, them lawfully seized in fee simple of a good, absolute and indefeasible estate of inheritance, of and in all and singular the above granted, bargained and described premises, with the appurtenances, them and had good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid. And that the said part of of the second part, its successors or assigns, shall and may at all times hereafter, peacefully and quietly have, hold, use, occupy, possess and enjoy the above granted premises, and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said parties of the first part, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the same. And that the same are now free, clear discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature and kind soever.

And the said parties of the first part, for themselves and their heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part of of the second part, its successors heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person or persons whomsoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever defend.

In Witness Whereof The said parties of the first part have hereunto set their hands and seal 5, the day and year first above written.

Signed, sealed and delivered in the presence of us:

Wiley Lowrey
Wiley Lowrey

A. B. Lowrey (Seal)
Wiley Lowrey (Seal)

This Indenture, Made the 23rd day of March, in the year of
our Lord one thousand nine hundred and Nine

A. B. Lowery and Sadie Lowery
his wife

of the County of St. Lucie and State of Florida, of the first part, and

The Florida East Coast Railway Company, a cor-
poration doing business in St. Lucie County, of the

second part: Witnesseth, That the said part 1 of the first part, for and in consideration of the
sum of Twelve Hundred (\$1200.00) Dollars,

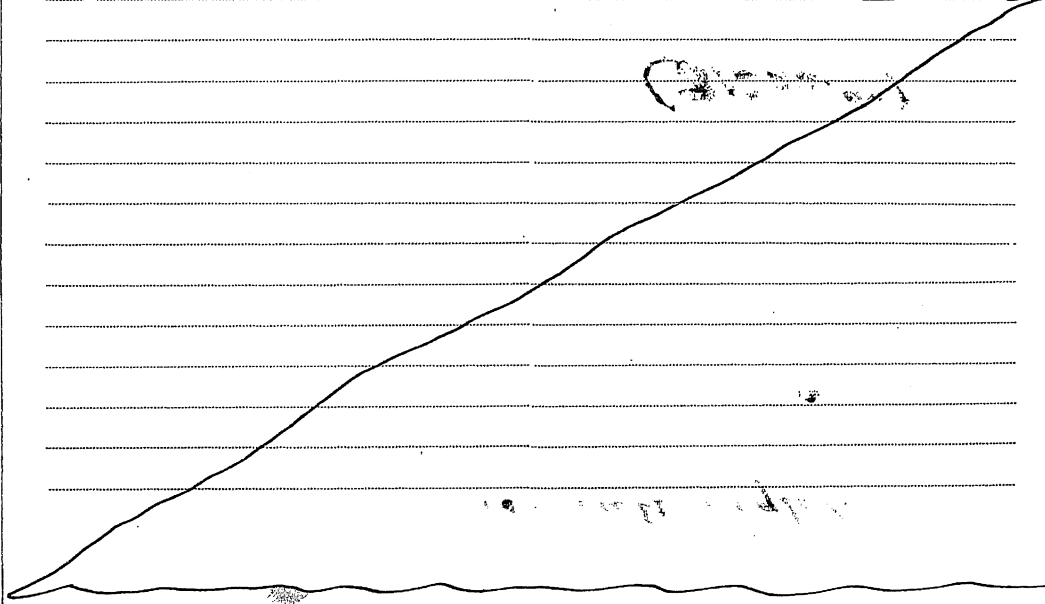
lawful money of the United States of America, to them in hand paid by the said part 2 of
the second part at or before the ensembling and delivery of these presents, the receipt whereof is hereby

acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and con-
firmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and

confirm unto the said part 2 of the second part, and its ~~heirs~~ successors and assigns, forever,

all that lot or parcel of land lying and being in the County of
St. Lucie and State of Florida described as follows:

all that part of lot seven (7) of
Zylers Subdivision of Government
lot four (4) section ten (10) Township
thirty-five (35) South, Range forty
(40) East, lying West of the Florida
East Coast Railway's Right of Way,
containing two (2) acres, more or
less.



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Drew's Form R. E. I.

Warranty Deed.

S. J. Owsen & wife

Fee Ryle

Date 190

ABSTRACT OF DESCRIPTION:

State of Florida,

County of St. Lucie

On this 25 day of July A. D. 1902 at 2 o'clock P. M., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 1244, 42 of Book 10

in the public records of said County. In witness whereof, I have hereunto set my hand and affixed the seal of the Circuit Court, of the 7 Judicial Circuit of said State, in and for said County.

J. G. Haly Clerk

D. C.

The H. & W. B. Drew Company, Jacksonville, Fla. 825-08.

(1906)

180

State of Florida }
County of Duval } ss.

I hereby Certify, That on this 20th day of April
A. D. 1930, before me..... personally
appeared S. J. Owen..... and Kathleen R. Owen
his wife, to me known to be the persons described in and who executed the foregoing conveyance to
Florida East Coast Railway Company..... and severally acknowledged the execution
thereof to be their free act and deed for the uses and purposes therein mentioned; and the said
Kathleen R. Owen..... the wife of the said
S. J. Owen..... on a separate and
private examination taken and made by and before me, and separately and apart from her said
husband, did acknowledge that she made herself a party to the said deed of conveyance for the
purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of
dower or of separate property, statutory or equitable, in and to the lands therein described, and that
she executed said deed freely and voluntarily and without any constraint, fear, apprehension or
compulsion of or from her said husband.

Witness my signature and official seal at Jacksonville,
in the county of Duval and State
of Florida the day and year last
aforesaid.

My signature (Seal)
Notary Public State of Florida
My Commission Expires April 9, 1933

State of }
County of } ss.

I, an officer authorized to take acknowledgments of deeds, hereby Certify that

.....
.....
personally known to me to be the individual described in and who executed the foregoing instru-
ment, and that said individual this day acknowledged before me that..... executed said
instrument.

Witness my hand and official seal, this..... day
of A. D. 190.....
(Seal) at in said County
and State.

Together with all and singular the lands, easements,
tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and
the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO
all the estate, right, title, interest, homestead, dower and right of dower, separate estate, property,
possession, claim and demand whatsoever, at law and in equity, either and both, of the said part ies
of the first part, of, in and to the same, and every part and parcel thereof; TO HAVE AND TO
HOLD the above described premises, each and every, unto the said part y of the second part,
its successors and assigns, in fee simple, absolute, indefeasibly, forever.

And the said part ies of the first part, for ~~themselves and their~~ heirs, executors and
administrators, jointly and severally, covenant, promise and agree to and with the said part y
of the second part, ~~its successors, administrators~~ and assigns, that the said part ies
of the first part, at the time of the sealing and delivery of these presents, are lawfully seized in
fee simple of a good, absolute and indefeasible estate of inheritance of and in all and singular the
above described premises, each and every, and have good right, full power and lawful authority
to convey the same in manner and form aforesaid; that the said part y of the second part,
its successors and assigns, shall and may, at all times hereafter, peaceably and quietly have,
hold, use, occupy, possess and enjoy the above described premises, and every part and parcel thereof,
without any let, suit, trouble, molestation, eviction or disturbance of the said part ies of the first
part, their heirs or assigns, or of any other person or persons lawfully claiming or to claim the
same; that the same, all and singular, are free, clear, discharged and unincumbered of and from
all former and other titles, clouds and incumbrances of what nature and kind soever; that the said
part ies of the first part, their heirs, executors and administrators, each and every, shall
make, execute and acknowledge such further and other deeds and assurances as by counsel learned
in the law may be considered reasonably proper to effectuate the full intent and meaning of this
instrument.

And the said part ies of the first part, for ~~themselves and their~~ heirs, the above
described premises, and every part and parcel thereof, unto the said part y of the second part,
its successors and assigns, against the said part ies of the first part, and their heirs,
and against all and every person or persons whomsoever lawfully claiming or to claim the same
shall and will warrant and by these presents forever defend.

This alienation is with the joint consent of husband and wife, where that relation exists.
In Witness Whereof, the said part ies of the first part have hereunto set their
hands and seals each in the presence of two subscribing witnesses.

Signed, sealed and delivered in presence of us:

<u>Margaret Ramsey</u>	}	<u>S. J. Owen</u>	(Seal)
<u>Mathaniel Washington</u>		<u>Kathleen R Owen</u>	(Seal)
_____		_____	(Seal)
_____		_____	(Seal)

This Warranty Deed of Conveyance, Executed this 20th day
of April in the year of our Lord one thousand nine hundred and
ten (1910) BY AND BETWEEN S. J. Owen and wife Kathleen-
R. Owen, parties.

of the first part, and Florida East Coast Railway Company, a Florida
corporation, doing business in the State of Florida and the County
of St. Lucie.

of the second part,
Witnesseth, That the said part ies of the first part, for and in consideration of the sum of
One thousand Nine hundred fifty. (\$1950.00) DOLLARS
lawful money of the United States of America, to them in hand paid by the said part y
of the second part, at or before the ensembling and delivery of these presents, the receipt whereof is
hereby acknowledged, by these presents do give, grant, bargain, sell, alien, enfeoff, remise,
release, convey and confirm unto the said part y of the second part and its successors that

certain property in the County of St. Lucie and State of Florida,
described as follows: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,
15, 16, 17, 18, 19, 20, 21, and 22, of Owen's Addition to Fort-
Pierce, St. Lucie, County, Florida, according to the plat recorded
on the 23rd day of February, 1909, in plat book 1 at page 25,
public rec rds of St. Lucie County, Florida. Said property being
and comprising all that part lying west of the Florida East Coast
Railway of Lot 5, and north 175 feet of lot 6 of Tylers subdivision
of lot 4, Section 10, Township 35 South of range 40 east.

Subject however to a certain mortgage for the sum of \$250.00 given
on the 22nd day of April, 1909 by the said parties of the first
part to J. S. Smart, which said mortgage the said second party here-
in assumes and agrees to pay.

It being the intention hereby to convey the same land as
that conveyed to the said S. J. Owen by deed from J. S. Smart
and wife, dated April 12, 1909, and recorded in Book 6 of deeds,
at page 320, Brevard County Records, and the same property as
that conveyed to said J. S. Smart by William F. Richards and
others by deed dated October 29, 1901, and recorded in Book "KK"
at page 221, Brevard County Records.

Also hereby conveying all right, title and interest, rever-
sionary and otherwise, in and to all streets which appear on
the plat of Owen's Addition to Fort Pierce, as recorded in Book
1, at page 25, February 23, 1909, and by any other plat affect-
ing said lots, with the right to said Railway Company to close
and occupy any and all such streets.

S. J. Owen