



# 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 210 South Indian River Drive and 317 South Indian River Drive  
Parcel ID #(s) 2410-804-0003-000-4 / 2410-804-0001-000-0 / 2410-808-0005-000-0  
Project description This project is designed to accommodate the expansion of the school and athletics department.

St. Andrews Episcopal Church c/o Fr. John Liebler

St. Andrews Episcopal Church c/o Fr. John Liebler

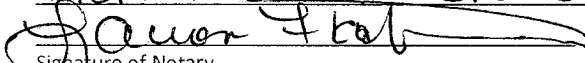
**Property Owner(s)**  
210 South Indian River Drive  
**Street Address**  
Fort Pierce, FL 34950  
**City State Zip**  
772-461-7689  
**Phone Number**  
frjohn@mystandrews.org  
**Email Address**

**Applicant/Representative, Title, Company**  
210 South Indian River Drive  
**Street Address**  
Fort Pierce, FL 34950  
**City State Zip**  
772-461-7689  
**Phone Number**  
frjohn@mystandrews.org  
**Email Address**

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

  
\_\_\_\_\_  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 2 day of February, 2015, by  
John Liebler who is personally known to me or has produced  
Florida Driver's License as identification.

  
\_\_\_\_\_  
Signature of Notary



**LAUREN F. HAMILTON**  
MY COMMISSION # EE 053495  
EXPIRES: February 7, 2015  
Bonded Thru Budget Notary Services

(seal)

**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 \_\_\_\_\_

# 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

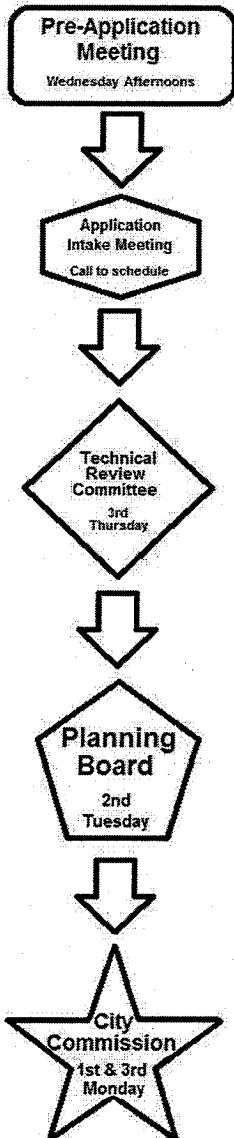
Site Information: Additional  
 Non-Residential: Proposed Sq. Ft.: 54,190 Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West
Public Parking Lot	Vacant	Indian River Lagoon	Office Buildings

Melody Ln Right-of-Way | Citrus Ave Right-of-Way | Indian River Lagoon | S. Indian River Dr Right-of-Way

## 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) See plans
- ✓ 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)

February 2, 2015

Rebecca Grohall  
City of Fort Pierce  
Planning Department  
100 N. US 1  
Fort Pierce, FL 34954

Re: Site Plan Application – St. Andrews Episcopal Academy  
210 S Indian River Drive, Ft. Pierce, FL  
**Statement of Need**

Dear Ms. Grohall:

Saint Andrew's Episcopal Academy was established in 1970 by Saint Andrew's Episcopal Church. The school is located on the waterfront in downtown Fort Pierce at 210 South Indian River Drive. In May 2014 the Board of Trustees for St. Andrew's Episcopal Academy made a commitment to expand from a lower and middle school program into pre-kindergarten through 12<sup>th</sup> grade school. The expansion of the high school program was accompanied by the acquisition of 3.98 acres of additional waterfront property immediately south of the existing school campus. During the summer of 2014 the City of Fort Pierce granted conditional use approval to change the existing office building at 320 South Indian River Drive into an educational facility. Renovations to accommodate classrooms and learning spaces for the upper and middle school students in this building were completed in September 2014.


Trina Angelone, was appointed Head of School in 2014 and has brought a renewed sense of enthusiasm to the school and downtown Fort Pierce with her vision of expanding St. Andrew's Episcopal Academy into an urban academia which would function in cooperation with the local businesses, research institutes, and cultural facilities to provide a truly unique learning experience for the students. The vision for a downtown urban campus has been incorporated into the master planning and development of the vacant property while still maintaining the safety and security required for a school.

Enrollment at St. Andrews Episcopal Academy has increased significantly this year and there is a need to expand the facilities to accommodate the new students. The site plan is proposed to be constructed in four phases and will include two expansions to the upper and middle school, a gymnasium, on street and off street parking, a drop off and pickup drive aisle, a multiuse athletic field, a boathouse and a dock.

The site is located in the C1 and C4 zoning districts which allow for educational facilities as a conditional use. The site is also located within the downtown business district. The expansion of St. Andrew's Episcopal Academy and its cooperation with many of the downtown businesses has already had a direct positive effect. Future expansion of the school will continue to increase the traffic to the downtown Fort Pierce area and further expand the local economy. St. Andrews's Episcopal Academy shares the City's vision of a thriving downtown waterfront and looks forward to public private partnerships as the campus expands.

If you have any questions or need any additional information please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Stoddard', with a long horizontal flourish extending to the right.

William P. Stoddard, Ph.D., P.E.

### Property Identification

Site Address: 210 S INDIAN RIVER DR  
Sec/Town/Range: 10/35S/40E  
Map ID: 24/10G  
Zoning: C4

Parcel ID: 2410-804-0001-000-0  
Account #: 23860  
Use Type: CHRCHS  
Jurisdiction: Fort Pierce

### Ownership

St Andrews Episcopal Church  
210 S Indian River Dr  
Fort Pierce, FL 34950-4337

### Total Areas

Land Size (acres): 0.63  
Land Size (SF): 27,634

### Legal Description

MARY ANN S/D FROM SW COR OF S/D RUN E 148.78 FT, TH WITH BACK ANGLE OF 81 DEG 23 MIN RUN NLY TO PT 100 FT DUE N OF SLI OF S/D FOR POB, TH CONT NLY TO SLI OF 25 FT ST, TH NELY ON R/W TO RIV, TH SLY TO PT 100 FT DUE N OF SLI OF S/D, TH W // TO SLI OF S/D TO POB (1) (MAP 24/10G) (OR 526-576)

### Current Values

Just/Market Value: \$510,000  
Assessed Value: \$510,000  
Exemptions: \$510,000  
Taxable Value: \$0  
Taxes for this parcel: SLC Tax Collector's Office

### Land Information

Total Area: 27,634 SF / 0.63 acres

Use Type	Number/Type of Units	Depth for Front Feet
7100-CHRCHS	27634 SqFeetRate 2	

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	N/A	610	2005
CONCRETE LOW	N/A	6664	1983

### Permits

Number	Date	Description	Amount	Fee
0800001625	Oct 13, 2008	Roof	\$4,310	\$100
FE200537	Mar 9, 2005	Chainlink Fe	\$19,672	\$372
F00-000352	Mar 15, 2000	Roof	\$16,000	
F95-000697	Jun 26, 1995	Slab	\$12,000	\$12,000
F93-001277	Sep 21, 1993	Fence	\$4,000	\$4,000
F91000719	Jun 6, 1991	Alteration	\$1,000	\$1,000
F89000648B	Jun 1, 1989	New Comm	\$54,000	\$54,000

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

### Sale History


Date Book/Page

Sale Code	Deed	Grantor		Price	
Dec 1, 1986		0526 / 0576	01	CV	\$300,000
Apr 1, 1986		0496 / 2498	02	CV	\$260,000
Feb 1, 1986		0490 / 2020	01	CV	\$0
Aug 1, 1983		0408 / 1916	01	CV	\$200,000
Jul 1, 1979		0313 / 2496	00	CV	\$116,000

### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
<b>Building:</b>	\$12,600	2014		3600	Church	\$510,000
<b>Land:</b>	\$497,400					
<b>Just/Market:</b>	\$510,000					
<b>Ag Credit:</b>	\$0					
<b>Mkt/Asmnt Differential:</b>	\$0					
<b>Assessed:</b>	\$510,000					
<b>Exemption(s):</b>	\$510,000					
<b>Taxable:</b>	\$0					

### Current Year Special Assessment Breakdown

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
2014	\$510,000	\$510,000	\$510,000	\$0
2013	\$510,200	\$510,200	\$510,200	\$0
2012	\$510,300	\$510,300	\$510,300	\$0
2011	\$510,400	\$510,400	\$510,400	\$0
2010	\$510,600	\$510,600	\$510,600	\$0
2009	\$556,400	\$556,400	\$556,400	\$0
2008	\$694,600	\$694,600	\$694,600	\$0
2007	\$798,200	\$798,200	\$798,200	\$0
2006	\$798,200	\$798,200	\$798,200	\$0
2005	\$639,400	\$639,400	\$639,400	\$0
2004	\$421,600	\$421,600	\$421,600	\$0
2003	\$197,200	\$197,200	\$197,200	\$0
2002	\$197,300	\$197,300	\$197,300	\$0
2001	\$197,000	\$197,000	\$197,000	\$0
2000	\$141,800	\$141,800	\$141,800	\$0

*The Property Appraiser's Office is conducting a software conversion that will add enhanced features to our information system. Sales transactions that occurred after November 26, 2014 may not be displayed during this process and we apologize for any inconvenience this may cause. If you need to make an inquiry regarding a transaction, please contact Chrissie Sutton-Hardie at [hardiec@paslc.org](mailto:hardiec@paslc.org) or (772) 462-5112.*

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

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### Property Identification

Site Address: 210 S INDIAN RIVER DR  
Sec/Town/Range: 10/35S/40E  
Map ID: 24/10G  
Zoning: C4

Parcel ID: 2410-804-0003-000-4  
Account #: 23861  
Use Type: Vac Comm  
Jurisdiction: Fort Pierce

### Ownership

St Andrews Episcopal Church  
210 S Indian River Dr  
Fort Pierce, FL 34950-4337


### Total Areas

Land Size (acres): 0.6  
Land Size (SF): 26,250

### Legal Description

MARY ANN S/D BEG AT SW COR OF MARY ANN S/D RUN ELY  
ALG S LI OF S/D 148.78 FT, TH WITH BA OF 81 DEG 23 MIN  
TO RT DIST OF 198.73 FT TO S SIDE OF CLOSED ST, TH WLY  
140.47 FT TO E SIDE OF IND RIV DR, TH SLY 176.22 FT TO  
POB-LESS: BEG 148.78 FT W OF SE COR OF ABOVE DESC  
PROP, TH WITH BA OF 81 DEG 23 MIN TO RT DIST OF 79.09  
FT, TH WLY 5.3 FT, TH SWLY 41 FT, TH SELY 38.6 FT TO  
PT ON S LI OF PROP 11.8 FT FROM SE COR, TH ELY 11.8 FT  
TO POB (2) (MAP 24/10G) (OR 526-427: 2547-1549)

### Current Values

Just/Market Value: \$475,400  
Assessed Value: \$475,400  
Exemptions: \$475,400  
Taxable Value: \$0  
Taxes for this parcel: SLC Tax Collector's Office 

### Land Information

Total Area: 26,250 SF / 0.6 acres

Use Type	Number/Type of Units	Depth for Front Feet
1000-Vac Comm	26250 SqFeetRate 2	

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	N/A	575	2005

### Permits

Number	Date	Description	Amount	Fee
F94-001013	Aug 19, 1994	Demolition	\$2,000	\$2,000
F94-000991	Aug 15, 1994	Alteration	\$12,500	\$12,500
F93-000862	Jun 29, 1993	Demolition	\$100	\$100

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1986	0526 / 0427	00	CV		\$215,000

**Current Year Values**


**Current Values Breakdown**

<b>Building:</b>	\$2,900
<b>Land:</b>	\$472,500
<b>Just/Market:</b>	\$475,400
<b>Ag Credit:</b>	\$0
<b>Mkt/Asmnt Differential:</b>	\$0
<b>Assessed:</b>	\$475,400
<b>Exemption(s):</b>	\$475,400
<b>Taxable:</b>	\$0

**Current Year Exemption Value Breakdown**

Tax Year	Grant Year	Code	Description	Amount
2014		3600	Church	\$475,400

**Current Year Special Assessment Breakdown**

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
2014	\$475,400	\$475,400	\$475,400	\$0
2013	\$475,400	\$475,400	\$475,400	\$0
2012	\$475,400	\$475,400	\$475,400	\$0
2011	\$475,400	\$475,400	\$475,400	\$0
2010	\$475,500	\$475,500	\$475,500	\$0
2009	\$525,000	\$525,000	\$525,000	\$0
2008	\$656,300	\$656,300	\$656,300	\$0
2007	\$656,300	\$656,300	\$656,300	\$0
2006	\$656,300	\$656,300	\$656,300	\$0
2005	\$525,000	\$525,000	\$525,000	\$0
2004	\$236,300	\$236,300	\$236,300	\$0
2003	\$236,300	\$236,300	\$236,300	\$0
2002	\$236,300	\$236,300	\$236,300	\$0
2001	\$147,000	\$147,000	\$147,000	\$0
2000	\$105,000	\$105,000	\$105,000	\$0

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

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## Property Identification

**Site Address:** 317 S 2nd St  
**Sec/Town/Range:** 10/35S/40E  
**Map ID:** 24/10G  
**Zoning:** N/A

**Parcel ID:** 2410-808-0005-000-0  
**Account #:** 23887  
**Use Type:** OFCE BLDG  
**Jurisdiction:** Fort Pierce

### Ownership

St Andrew's Episcopal Academy Inc  
 210 S Indian River Dr  
 Fort Pierce, FL 34950

### Legal Description

ANDREWS AND RICHARDS S/D BLK A LOT 3-LESS AS IN DB  
 76-231 AND LESS RD R/W- (MAP 24/10G) (OR 3636-2747)

### Current Values

**Just/Market Value:** \$626,800  
**Assessed Value:** \$626,800  
**Exemptions:** \$0  
**Taxable Value:** \$626,800  
**Taxes for this parcel:** SLC Tax Collector's Office



### Total Areas

**Finished/Under Air (SF):** 2,728  
**Land Size (acres):** 0.76  
**Land Size (SF):** 33,270

## Building Information (1 of 1)

Finished Area: 2,728 SF

### Exterior Data

**View:** N/A  
**Building Type:** LROF  
**Grade:** Y\_C  
**Story Height:** 2 Story

**Roof Cover:** Asph Shingle  
**Year Built:** 1926  
**Effective Year:** 1960  
**No. Units:** 1

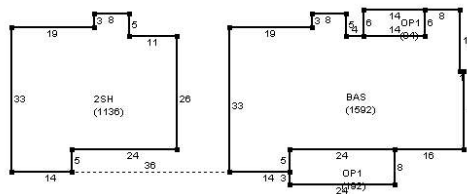
**Roof Structure:** Gable  
**Frame:** Framing-Avg  
**Primary Wall:** Wd Shingle  
**Secondary Wall:** N/A

### Interior Data

**Bedrooms:** 3  
**Full Baths:** 1  
**Half Baths:** 0  
**A/C %:** 100%

**Electric:** MAXIMUM  
**Heat Type:** FrcdHotAir  
**Heat Fuel:** ELEC  
**Heated %:** 100%

**Primary Int Wall:**  
**Avg Hgt/Floor:** STD  
**Primary Floors:** Carpet  
**Sprinkled %:** 100%



## Land Information

**Total Area: 33,270 SF / 0.76 acres**

<b>Use Type</b>	<b>Number/Type of Units</b>	<b>Depth for Front Feet</b>
1700-OFCE BLDG	33270 Sq Feet	

### Special Features and Yard Items

<b>Type</b>	<b>Qty</b>	<b>Units</b>	<b>Year Blt</b>
-------------	------------	--------------	-----------------

### Permits

<b>Number</b>	<b>Date</b>	<b>Description</b>	<b>Amount</b>	<b>Fee</b>
0700000619	Jun 12, 2007	Air Cond	\$2,900	\$75
RF2005723	Feb 9, 2005	Roof	\$10,800	\$233
MC2004222	Aug 2, 2004	Air Cond	\$6,900	\$194

**Notice:** This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

### Sale History

<b>Date</b>	<b>Book/Page</b>	<b>Sale Code</b>	<b>Deed</b>	<b>Grantor</b>	<b>Price</b>
May 28, 2014	3636 / 2747	0117	WD	317 LLC,	\$1,650,000
May 20, 2014	3636 / 2738	0111	SP	317 LLC,	\$100
Dec 27, 2007	2931 / 1323	01	WD	Richeson,J David	\$100
Sep 30, 2003	1810 / 0585	01	DE	Richeson,J David	\$100
Dec 21, 2000	1352 / 0428	04	WD	Richeson,J David	\$100
Dec 1, 1983	0420 / 1242	01	CV		\$60,000
Dec 1, 1983	0420 / 1241	01	CV		\$90,000

### Current Year Values


#### Current Values Breakdown

<b>Building:</b>	\$144,400
<b>Land:</b>	\$482,400
<b>Just/Market:</b>	\$626,800
<b>Ag Credit:</b>	\$0
<b>Mkt/Asmnt Differential:</b>	\$0
<b>Assessed:</b>	\$626,800
<b>Exemption(s):</b>	\$0
<b>Taxable:</b>	\$626,800

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

<b>Start Year</b>	<b>AssessCode</b>	<b>Units</b>	<b>Description</b>	<b>Amount</b>
1999	0041	1	FP Strmwtr	\$54.00

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### Historical Values

<b>Year</b>	<b>Just/Market</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>
-------------	--------------------	-----------------	-------------------	----------------

2014	\$626,800	\$626,800	\$0	\$626,800
2013	\$623,900	\$623,900	\$0	\$623,900
2012	\$624,100	\$624,100	\$0	\$624,100
2011	\$630,300	\$630,300	\$0	\$630,300
2010	\$644,700	\$644,700	\$0	\$644,700
2009	\$707,500	\$707,500	\$0	\$707,500
2008	\$759,100	\$759,100	\$0	\$759,100
2007	\$821,200	\$821,200	\$0	\$821,200
2006	\$820,300	\$820,300	\$0	\$820,300
2005	\$638,700	\$638,700	\$0	\$638,700
2004	\$378,600	\$378,600	\$0	\$378,600
2003	\$309,200	\$309,200	\$0	\$309,200
2002	\$317,500	\$317,500	\$0	\$317,500
2001	\$256,100	\$256,100	\$0	\$256,100
2000	\$193,500	\$193,500	\$0	\$193,500

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

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This Instrument Prepared By and Return to:  
FRANK H. FEE, III, ESQ. of  
FEE, KOBLEGARD & DeROSS  
426 Avenue A  
Fort Pierce, FL 34950

CONSIDERATION: \$1,650,000.00  
DOC STAMPS: \$11,550.00

**COPY**  
**WARRANTY DEED**  
THIS WARRANTY DEED, made the 28<sup>th</sup> day of May, 2014, by **317, LLC, a Florida Limited Liability Company**, hereinafter called the Grantor, to **St. Andrew's Episcopal Academy, Inc., a Florida Non-profit corporation**, whose post office address is **210 S. Indian River Drive, Fort Pierce, Florida, 34950**, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

See Exhibit "A" appended hereto and by this reference incorporated herein  
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.  
**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

**COPY**

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: FRANK H. FEE, IV

317, LLC, Florida Limited Liability Company  
Post Office Address:

317 S. 2<sup>nd</sup> Street, Fort Pierce, FL 34950

Print Name: Connie Sue Moore

By: J. David Richeson  
J. David Richeson, Manager

By: Jacqueline L. Russakis  
Jacqueline L. Russakis, Manager

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared J. David Richeson and Jacqueline L. Russakis, known to me to be the Managers of 317, LLC, a Florida Limited Liability Company, described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said persons are personally known to me or provided the following type of identification: \_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid, this 28<sup>th</sup> day of May, 2014.

NOTARY RUBBER STAMP SEAL

Connie Sue Moore  
Notary Public Connie Sue Moore

Notary Rubber Stamp Seal



COPY

Vertical text on the right edge of the page, likely a page number or document identifier.

COPY

Lot 3, Block A, of W. F. Richards and James E. Andrews re-subdivision of Lots 3, 4, 5 and 6, East of Railway, of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, being Andrews and Richards Addition to Fort Pierce, according to the Plat thereof recorded in Plat Book 1, Page 191 of the Public Records of St. Lucie County, Florida, TOGETHER WITH the parcel consisting of all property East of Indian River Drive (S.R. 707), to the Indian River, situate between straight line extensions Easterly of the North and South boundary lines of the aforesaid Lot 3, Block A of Andrews and Richards Addition to Fort Pierce, according to Plat Book 1, Page 191, of the public records of St. Lucie County, Florida, BUT LESS AND EXCEPT from all of the foregoing, that portion described in Deed Book 75, Page 231, of the public records of St. Lucie County, Florida.

Parcel ID#: 2410-808-0005-000-0

COPY

EXHIBIT "A"

COPY

Vertical text on the right edge of the page, likely a scanning artifact or page number.