



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC (\*Initial Submission):** One (1) original and (8) 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 (12) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)
- Unity of Title Control for Multiple Properties (if applicable)

1. Address: 2498 Edwards Road, Fort Pierce, FL 34982

2. Legal description of real property for which annexation is being requested:  
See Attached

Property Tax ID: 2421-333-0001-0009

3. Size of described property: 1.39 acres

4. Project description: 25<sup>th</sup> + Edwards Corner

5. Current St. Lucie County Future Land Use Designation: COM

6. Current St. Lucie County Zoning: CG

7. Is this a Historic property? NO

8. Appraised value: #196,100

9. Name of Owner(s): Carroll Collins and Janet Collins

Signature of Owner(s): Janet Collins

Mailing Address: P.O. Box 4114

City Fort Pierce State FL Zip 34948

Phone 772-461-2245 Fax 772-461-3887

10. Name of Representative: \_\_\_\_\_

Signature of representative: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City) \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

E-mail: \_\_\_\_\_

**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 Application (if pother than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

*Janet L. Piek-Collins*

Property Owner(s) Signature(s)

STATE OF FLORIDA - <sup>St. Lucie</sup> COUNTY  
The foregoing instrument was acknowledged before me this 5 day of November, 2014, by  
Janet L. Piek-Collins who is personally known to me or has produced  
\_\_\_\_\_ as identification.

*Lisa M. J. Grose*  
Signature of Notary

NOTARY PUBLIC-STATE OF FLORIDA  
Lisa M. J. Grose  
Commission # EE070088  
Expires: MAR. 03, 2015  
BONDED THROUGH THE BONDING CO., INC.

(seal)

<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

This Instrument Prepared by and Return to:  
Denise Jenkins  
Merit Title, Inc.  
628 Colorado Avenue  
Stuart, Florida 34994

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
2421-333-0001-000/9

### WARRANTY DEED

This Warranty Deed Made the 1st day of May, 2012, by Terpening Holdings, LLC, a Florida limited liability company, and having its place of business at 2980 S 25 St, Fort Pierce, Florida 34981, hereinafter called the grantor,

to Carroll Collins and Janet Collins, husband and wife, whose post office address is: Post Office Box 4114 Ft. Pierce, FL 34948, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$205,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

#### LESS AND EXCEPT

The West 10 feet of the following described parcel: The South 395.97 feet of the West 219.98 feet of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 LESS the South 40 feet for road right-of-way and LESS the West 40 feet, lying and being in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida.

#### AND LESS

A parcel of land situated in Section 21, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

Commencing at the Southwest corner of said Section 21; thence North 89°57'23" East, along the South line of said Section 21, a distance of 50.03 feet; thence North 02°10'51" West, departing said South line, a distance of 40.03 feet to a point of the intersection of the Easterly right of way line of South 25th Street and the Northerly right of way line of Edwards Road, being the Point of Beginning.

Thence North 02°10'51" West, along said Easterly right of way line, a distance of 20.00 feet; thence South 46°06'44" East, departing said Easterly line, a distance of 28.81 feet to the said Northerly right of way line of Edwards Road; thence South 89°57'23" West, along said Northerly line, a distance of 20.00 feet to the Point of Beginning.

COPY

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 said 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; that the grantor hereby fully 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 2011, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Cynthia M. Sowerby  
 Printed Name: Cynthia M. Sowerby

Witness Signature: Roberto Cabrera  
 Printed Name: Roberto Cabrera

BY: Sherry Terpening  
 Sherry T. Terpening as Manager

Terpening Holdings, LLC, a Florida limited liability company

**COPY**

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of May 2012, by Sherry T. Terpening as Manager of Terpening Holdings, LLC, a Florida limited liability company, on behalf of the partnership. She is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



Cynthia M. Sowerby  
 Notary Public - State of Florida

**COPY**

**COPY**

