



Abandonment

Property address or Location 801 Avenue 0
 Parcel ID #(s) 2403-233-0002-000-3 & 2404-144-0000-000-9
 Project description To abandon a non-improved right-of-way (N. 10th St.)

Blue Water, LLC
Property Owner(s)
312 SE 17th St, 2nd Floor
Street Address
Ft. Lauderdale FL 33316
City State Zip
(954) -767-6333
Phone Number
DSaavedra@saavlaw.com
Email Address

Amanda Martinez, Martinez Planning Associates, LLC
Applicant/Representative, Title, Company
115 Citrus Park Cir.
Street Address
Boynton Beach FL 33436
City State Zip
(954) 304-7755
Phone Number
amandaplanner@gmail.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.

Damaso W. Saavedra, Esq. - attorney - for Blue Water, LLC.
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 6th day of December, 2016, by
Damaso W. Saavedra who is personally known to me or has produced
 _____ as identification.

Signature of Notary

JOANNE SPEAKE



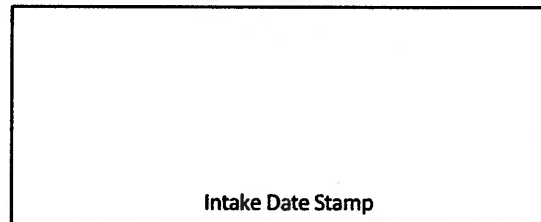
JOANNE SPEAKE
 MY COMMISSION # FF 042974
 EXPIRES: December 6, 2017
 Rented Thru Budget Notary Services

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 _____



ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Current survey, including property size
- Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- Encumbrance Title Search
- Complete, notarized application

Application Type:

- Easement Abandonment Right-of-Way Abandonment

Reason for Abandonment Request: To join the parcel with the two adjacent parcels to develop one commercial property

List any utilities visible or known to exist in the right of way/easement: None

Is the right of way in use or unopened? In Use Unopened

Application Outlook



LEGAL DESCRIPTION
THIS IS NOT A SURVEY

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 OF MELTONS RIVERVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 9 AT PAGE 43, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA AND RUNNING THENCE NORTH 89°47'23" WEST ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT A DISTANCE OF 25.45' TO A POINT ON THE WEST LINE OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 00°03'05" WEST ALONG SAID SECTION LINE A DISTANCE OF 198.43' TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1882 AT PAGE 478, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°03'05" WEST ALONG THE EASTERLY BOUNDS OF SAID CONVEYANCE, BEING ALSO THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 186.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF AVENUE "O"; THENCE EASTERLY ALONG A CURVE TO THE LEFT OF RADIUS 602.96', CENTRAL ANGLE 02°28'39", AN ARC LENGTH OF 26.07' TO A POINT LOCATED SOUTH 77°32'36" EAST (CHORD BEARING) A CHORD DISTANCE OF 18.75' TO THE NORTHWEST DESCRIBED POINT; THENCE SOUTH 00°03'05" EAST A DISTANCE OF 18.75' TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 1848 AT PAGE 2087, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°03'05" EAST ALONG THE WESTERLY BOUNDS OF THE CONVEYANCE LAST ABOVE MENTIONED A DISTANCE OF 360.46' TO THE POINT OF BEGINNING.

CONTAINING 0.223 ACRE OF LAND, MORE OR LESS.



ROBERT N. JOHNSON

Professional Surveyor & Mapper
Florida Certificate No. 65440

DATE

12/17/2016

Sheet 1 of 2

DESCRIPTION
OF
NORTH 10th STREET
FOR BLUE WATER LLC

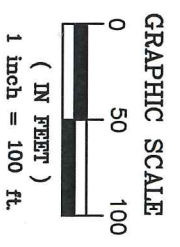
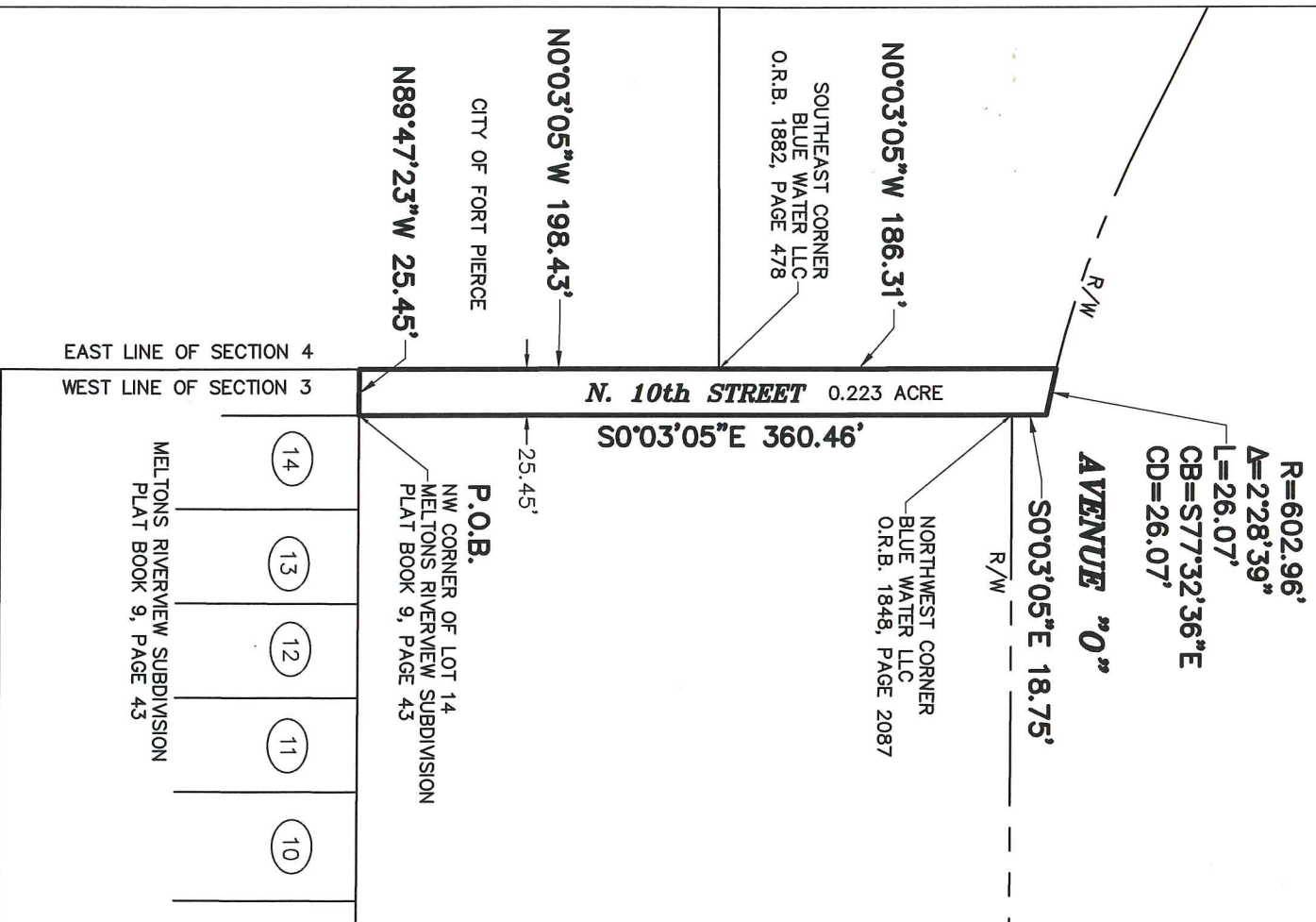
File: 16-088.001
Date: 12-06-2016
Tech: BKH



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-220-3376 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. 11-436

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
THIS IS NOT A SURVEY**



- LEGEND:**
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = DELTA ANGLE
 - L = ARC LENGTH
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.O.B. = POINT OF BEGINNING
 - R = RADIUS
 - R/W = RIGHT-OF-WAY

**SKETCH
OF
NORTH 10th STREET
FOR BLUE WATER LLC**

File: 16-088.001
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STATE OF FLORIDA CERTIFICATION No. LB-528

NOTES:

- 1) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Descriptions shown hereon provided by the client and/or their agent.
- 3) Underground foundations and improvements were not located as part of this survey.
- 4) Overall parcel contains 13.18 Acres, more or less.
- 5) The last date of field work was August 16, 2016.
- 6) The center line of Avenue "O" is assumed to bear S89°47'29"E and all bearings shown hereon are relative thereto.
- 7) The concrete walk along U.S. Highway 1 meanders on and off of property lines.
- 8) Said described property is located within an area having a zone designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0179 J, with a date of identification of February 16, 2012, for Community Number 120286, in St. Lucie County, State of Florida which is the current Flood Insurance Rate Map for the Community in which said premises is situated.
- 9) The intent of the description hereon is to less and except that part of the building encroaching on subject property.
- 10) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the party or parties.
- 11) Zoning designations shown hereon are based on information provided by city of Ft. Pierce zoning atlas, with a review date of 8/31/2016.

DESCRIPTION

PARCEL 1
That part of the North 400 feet of the South 598 feet of Government Lot 2 lying west of U.S. Highway No. 1; less the right-of-way for Avenue "O" and less the West 25 feet for North 10th Street right-of-way and less that part more particularly described as follows:

A parcel of land lying in Section 3, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly right-of-way line of U.S. Highway No. 1 with the North line of Tract "A" of Melton's Riverview Subdivision, as recorded in Plat Book 9, Page 43, of the Public Records of St. Lucie County, Florida. Thence South 90°00'00" West, along said North line, a distance of 31.85 feet to the intersection of the North line of said Tract "A" with the East face of an existing metal building said point being the Point of Beginning of the following described parcel.

Thence continue South 90°00'00" West, along the North line of said Tract "A" a distance of 85.85 feet to the intersection of the North line of said Tract "A" with the North face of said metal building thence North 89°40'51" East, along the North face of said metal building, a distance of 85.85 feet to the Northeast corner of said metal building; thence South 00°16'48" East, along the East face of said metal building, a distance of 0.48 feet to the North line of said Tract "A" and the Point of Beginning.

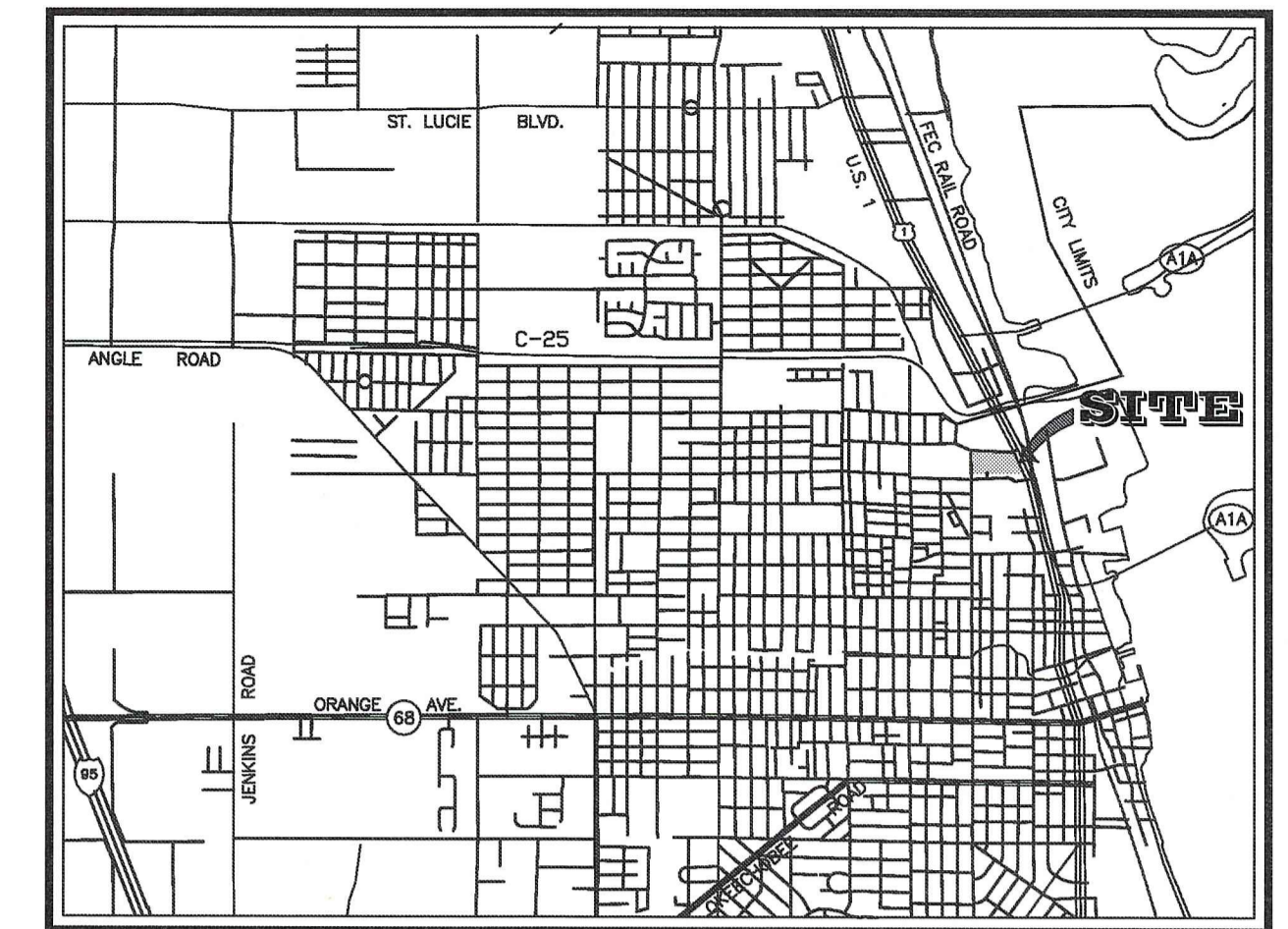
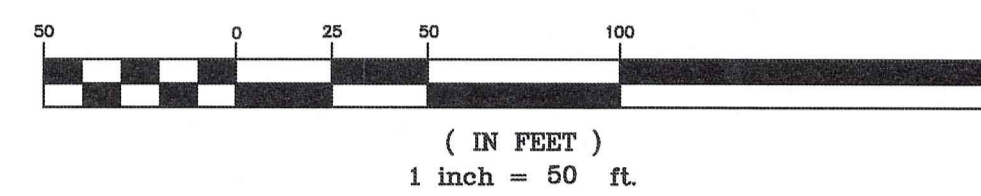
DESCRIPTION

Together with:

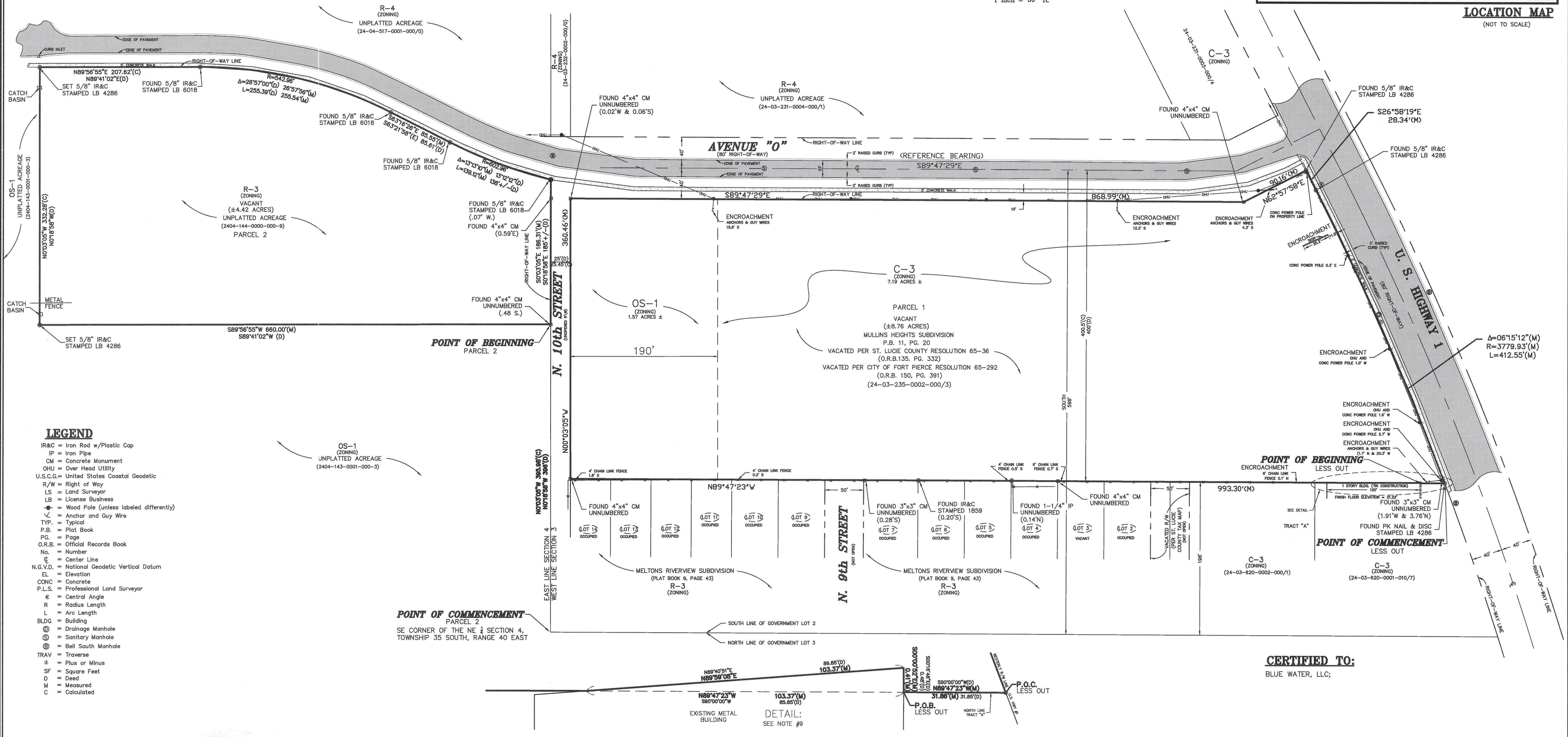
PARCEL 2
From the SE corner of the NE 1/4 of Section 4, Township 35 South, range 40 East, run North 0 deg. 18'58" west, 396 feet to the point of beginning of the lands herein described: From said point of beginning run South 89 deg.41' 02" West, 660.00 feet; thence North parallel to the East line of Section 0 deg. 18'58" West 332.28 feet more or less to the South right of way of Avenue "O"; thence North 89 deg. 41'02" East 207.62 feet to a point of curvature to right, radius 542.96 feet, central angle 26 degrees 57' arc, 255.39 feet to a point; thence run South 63 degrees 21'58" East 85.61 feet to point of curvature, curve to left, radius 602.96 feet, arc 138 feet more or less; thence South 0 degrees 18'58" East 185 feet more or less to the point of beginning.

All lying and being in Section 4, Township 35 South, Range 40 East, in St. Lucie County, Florida.

GRAPHIC SCALE



LOCATION MAP
(NOT TO SCALE)



LEGEND

- IR&C = Iron Rod w/Plastic Cap
- IP = Iron Pipe
- CM = Concrete Monument
- OHU = Over Head Utility
- U.S.C.G. = United States Coastal Geodetic
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- ⊙ = Wood Pole (unless labeled differently)
- ⊙ = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- P.G. = Page
- O.R.B. = Official Records Book
- No. = Number
- ⊙ = Center Line
- N.G.V.D. = National Geodetic Vertical Datum
- EL. = Elevation
- CONC. = Concrete
- P.L.S. = Professional Land Surveyor
- ⊙ = Central Angle
- R = Radius Length
- L = Arc Length
- BLDG = Building
- ⊙ = Drainage Manhole
- ⊙ = Sanitary Manhole
- ⊙ = Bell South Manhole
- TRAV = Traverse
- ± = Plus or Minus
- SF = Square Feet
- D = Dead
- M = Measured
- C = Calculated

CERTIFIED TO:
BLUE WATER, LLC;

DATE: 10/20/2016

 ROBERT N. JOHNSON, P.S.M. FLORIDA CERTIFICATE NO. 6540

| COMPUTER FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
| 03-215.dwg | 9820/9-14 |
| 16-088.dwg | 0136/ 12-14 |
| | 1604/ 35 |

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- REVISIONS -

| BY | DATE | DESCRIPTION |
|-----|----------|--|
| BCS | 8/8/00 | REVISED FOR ALTA/ACSM STANDARDS AND UPDATED BOUNDARY |
| ER | 9/19/01 | ADDED ADDITIONAL TOPO |
| GLL | 10/01/03 | UP-DATE SURVEY REVISED CERTIFICATIONS |
| RNJ | 8/16/16 | UP-DATE SURVEY ADD PARCEL 2 |
| RNJ | 8/25/16 | ADDED ZONING INFORMATION |
| RNJ | 8/30/16 | REVISED GRAPHICS AND ANNOTATION |

| BY | DATE | DESCRIPTION |
|-----|---------|-------------|
| ER | 6/9/98 | FIELD |
| RCL | 6/11/98 | CALCS. |
| BCS | 6/12/98 | DRAWN |
| RCL | 6/12/98 | DETAILED |
| RCL | 6/12/98 | CHECKED |
| | | APPROVED |

BOUNDARY SURVEY
 PREPARED FOR
BLUE WATER, LLC

DATE: 8/16/16
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: N/A
 JOB No. 16-088
 SHEET 1 of 1

P:\Proj-2016\16-088 Blue Water LLC\Survey\16-088.dwg, 10/20/2016 2:32:17 PM