

NW CORNER OF LOT 227  
& ALSO THE NORTH QUARTER  
CORNER OF SECTION 10  
TOWNSHIP 36 SOUTH, RANGE 40 EAST

NORTH LINE OF LOT 227 - NORTH LINE OF SECTION 10-36-40

# ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT  
POMPAÑO BEACH, FL. 33060

BOUNDARY SURVEY

PHONE: (754) 264-2166  
FAX: (954) 827-0535

JOB NO. 09-05-17 PROPERTY ADDRESS: 5450 S. U.S. HIGHWAY NO. 1  
FORT PIERCE, FL. 34982 Scale: 1" = 30'

**LEGAL DESCRIPTION:**

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY.

**SURVEYORS NOTES:**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NE CORNER OF SECTION 10-36-40 AS SHOWN ON THE R/W MAP OF STATE ROAD NO. 5, SECTION 94010-2500 DATED 9/27/2001.
- BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
- MINIMUM LINEAR ACCURACY OBTAINED:  
1 FOOT IN 7,500 FEET AS REQUIRED FOR  
A SUBURBAN SURVEY
- NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
- SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS

FLOOD ZONE INFORMATION:  
FLOOD ZONE: X  
MAP #12111C 0277 J  
UNINCORPORATED ST. LUCIE COUNTY  
MAP DATE: 02/16/2012

**CERTIFIED TO:**

Jaws Fort Pierce, LLC  
HARVEY MATTEL, ESQUIRE  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NO. 492093, WITH AN EFFECTIVE DATE OF AUGUST 27, 2017 AT 11:00 WAS SUPPLIED AND REVIEWED. THE SURVEY RELATED EXCEPTIONS ARE AS LISTED BELOW.

**SURVEY RELATED TITLE EXCEPTIONS:**

EASEMENT AGREEMENT BETWEEN OWNERS OF SUBJECT PROPERTY AND PROPERTY IMMEDIATELY ADJACENT AND TO THE SOUTH OF SUBJECT PROPERTY FOR THE SHARED USE OF A PROPOSED RETENTION AREA WHICH MAY BE THE PORTION OF THE PROPERTY THAT APPEARS TO BE CLEARED OF TREES BUT THAT CANNOT BE DETERMINED FROM SUPPLIED OR FOUND INFORMATION. EASEMENT AGREEMENT RECORDED IN O.R.B. 2624, PG. 1823 & O.R.B. 2837, PG. 2406, S.L.C.R.

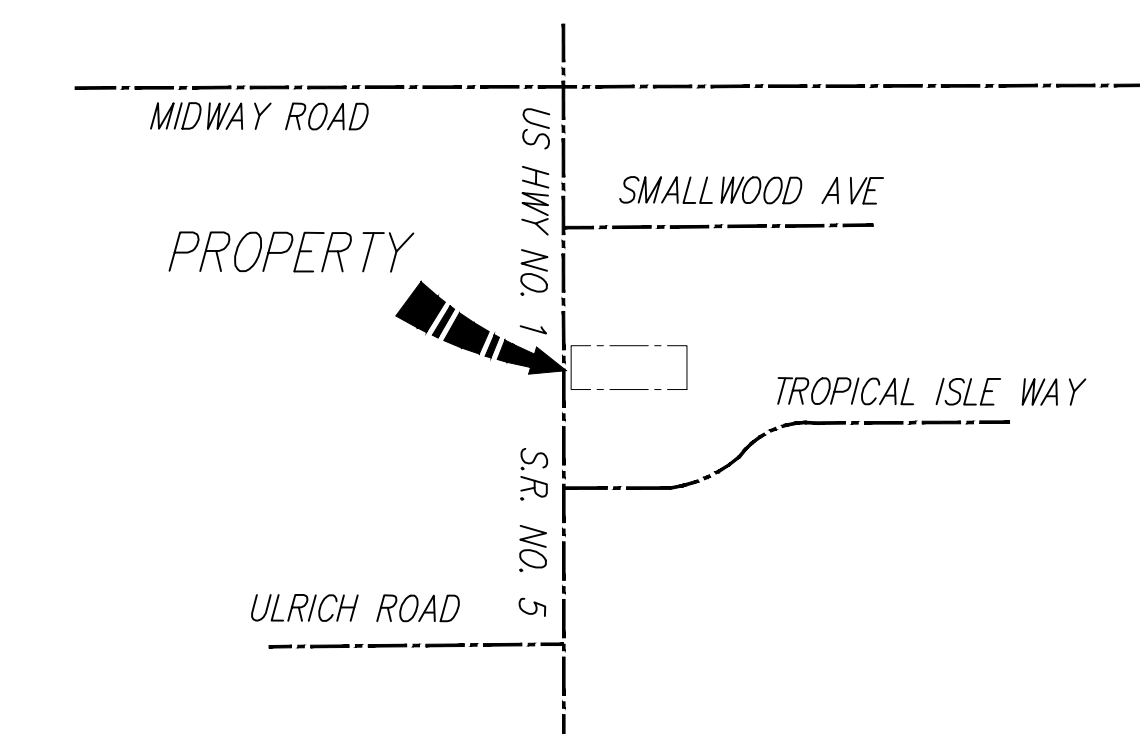
EASEMENT GIVING FLORIDA POWER AND LIGHT THE RIGHT TO CONSTRUCT AND MAINTAIN POWER POLES AND UTILITY LINES IMMEDIATELY INSIDE AND ADJACENT TO THE COUNTY ROAD THIS EASEMENT ALSO GIVES RIGHTS TO MAINTAIN AND TRIM ANY TREES SURROUNDING SAID POLES EASEMENT RECORDED IN D.B. 73, PG. 229, S.L.C.R.



DATE OF SURVEY 9/12/17

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

**LOCATION MAP - NOT TO SCALE**



WEST LINE OF LOT 227  
WEST LINE OF THE NE CORNER OF SEC. 10-36-40  
330.95' (C) S00°18'04" E

NORTH HALF OF LOT 227  
(NOT INCLUDED)  
5400 S. U.S. HWY NO. 1  
PROPERTY ID #340350202910003

COMMERCIAL BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P.  
NO ID.

1/2" F.I.P.  
NO ID.

N89°54'04"E 558.54'

CHAINLINK FENCE (HEIGHT VARIES)

13.8'

PROPERTY APPRAISER  
PROPERTY ID #340350202920000

N00°18'04"W 180.91'

1/2" F.I.P.  
NO ID.

S89°52'58"W 558.34'

1/2" F.I.P.  
NO ID.

SOUTH 150' OF LOT 227  
(NOT INCLUDED)

5400 S. U.S. HWY NO. 1  
PROPERTY ID #3403502029130007

S00°18'04"E 24.97'

S89°41'56"W 2.00'










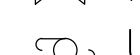
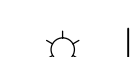
S00°18'04"E 125.02'

SOUTH LINE OF LOT 227

N89°52'58"E 560.17'

1/2" F.I.P.  
NO ID.

**SYMBOL**

- |  |  |
|--|--|
|  ELECTRIC BOX       |  OVERHEAD LINE (OH)        |
|  FIRE HYDRANT       |  CHAIN LINK FENCE (C.L.F.) |
|  CATCH BASIN        |  WOOD FENCE (W.F.)         |
|  WATER METER        |  WATER VALVE                |
|  EXISTING ELEVATION |  UTILITY POLE               |
|  |  LIGHT POLE (LP)            |

RIGHT-OF-WAY INFORMATION PER STATE ROAD DEPARTMENT  
R/W MAP OF STATE ROAD NO. 5, SECTION NO. 2302882  
SECTION NO. 94010-2500, FOOT DISTRICT 4

U.S. HIGHWAY NO. 1  
(STATE ROAD NO. 5)

78.00'  
N89°52'58"E

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: US HWY 1  
 Sec/Town/Range: 10/36S/40E  
 Map ID: 34/10N  
 Zoning: CG

Parcel ID: 3403-502-0292-000-0  
 Account #: 39282  
 Use Type: 1000  
 Jurisdiction: Saint Lucie County

### Ownership

Jaws Fort Pierce LLC  
 315 N Federal HWY  
 Hollywood, FL 33020-4616

### Legal Description

WHITE CITY S/D 10 36 40 N 180.78 FT OF S 1/2 OF LOT 227-LESS US  
 1 AND LESS CANAL RS/W- (2.32 AC) ) (MAP 34/10N) (OR 4057-2575)

### Current Values

Just/Market Value: \$404,200  
 Assessed Value: \$404,200  
 Exemptions: \$0  
 Taxable Value: \$404,200

Taxes for this parcel: SLC Tax Collector's Office [📄](#)

Download TRIM for this parcel: [Download PDF](#) [📄](#)



### Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	2.32
Land Size (SF):	101,059

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:  
LEONARD E. ZEDECK, ESQ.  
8870 W. OAKLAND PARK BOULEVARD  
SUNRISE, FL 33351

FOLIO NO. 3403-502-0292-000-0

**SPECIAL WARRANTY DEED**

*Record & Return To:*  
**HARVEY K. MATTEL, ESQ.**  
Eighth Floor  
633 South Federal Highway  
P.O. Box 14723  
Ft. Lauderdale, Florida 33302-4723  
(954) 763-5695

THIS SPECIAL WARRANTY DEED is made the 23 day of October, 2017, by  
**TRANSNASCAPITAL BANK**, a Florida banking corporation, party of the first part, whose post office  
address is: 8850 W. Oakland Park Boulevard, Sunrise, FL 33351, hereinafter called the Grantor,  
**SAWS FORT PIERCE, LLC**, a Florida limited liability company, party of the second part,  
whose post office address is: 315 N. Federal Highway, Hollywood, FL 33020, hereinafter called the  
Grantee:

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Broward County, Florida, being more particularly described as follows, together with all improvement located on such land (such land and improvements collectively referred to as the "Property"):

**The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.**

**Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.**

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations, easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AN TO HOLD, the same in fee simple forever.

AND except as noted above, Grantor hereby specially warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

