

Record # 18.50

**RETURN TO: BOX 145**  
This instrument prepared by:  
**R. N. Koblegard, III, Esq.**  
200 S. Indian River Drive, Suite 201  
Fort Pierce, FL 34950

**ANNEXATION AGREEMENT  
CORPORATION**

Property Appraisers Parcel Identification (Folio) Number(s):  
2428-232-0001-000-0

**TO: WATER/WASTEWATER ENGINEERING  
FORT PIERCE UTILITIES AUTHORITY  
POST OFFICE BOX 3191  
FORT PIERCE, FLORIDA 34948-3191**

**TBD - SO. 25<sup>TH</sup> STREET, FORT PIERCE, FL 34982**  
Location Address

**4699 OLEANDER AVENUE, FORT PIERCE, FL 34982**  
Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for water service and/or sewer service outside the City limits of the City of Fort Pierce, Florida to the following-described property which I own, to wit:

The North 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 of Section 28, Township 35 South, Range 40 East, of the Public Records of St. Lucie County, Florida, less the West 40 feet thereof.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my property (above-described) into the City of Fort Pierce, Florida. I do also hereby for myself, my heirs, successors and assigns approve the annexation of my property into the City of Fort Pierce, Florida and consent thereto in the event that it, or any area including it, is proposed for annexation by election or otherwise. I waive any and all objections to annexation of the property and agree that this Agreement shall be construed to satisfy any requirements of law for consent to, or approval of, such annexation now or hereafter required.

I further confirm that this Agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the Public Records of St. Lucie County, Florida for the purpose of serving as notice to all persons or entities.

(Corporate Seal)


*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 this 8<sup>th</sup> day of October, 2008.

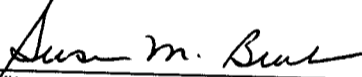
Attest:


Secretary

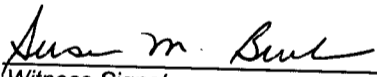
**COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE,  
FLORIDA, INC., a Florida Non Profit Corporation**  
GRANTOR

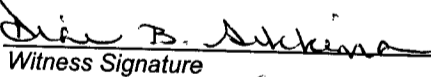
SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

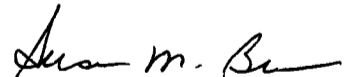
BY:   
Samuel P. Rowe, Director  
Printed Signature  
4699 Oleander Avenue  
Address  
Fort Pierce, FL 34982  
City, State, Zip

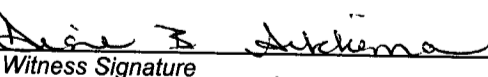
  
Witness Signature  
Susan M. Burban  
Printed Witness Signature

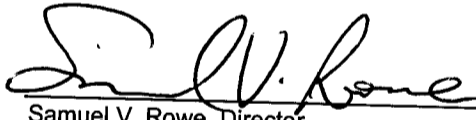
  
Witness Signature  
Diane B. Sikkema  
Printed Witness Signature

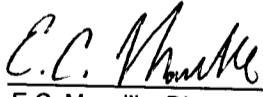
  
Witness Signature  
Susan M. Burban  
Printed Witness Signature

  
Witness Signature  
Diane B. Sikkema  
Printed Witness Signature

  
Witness Signature  
Susan M. Burban  
Printed Witness Signature

  
Witness Signature  
Diane B. Sikkema  
Printed Witness Signature


  
Samuel V. Rowe, Director  
Printed Signature  
2012 Winding Creek Lane  
Address  
Fort Pierce, FL 34981  
City, State, Zip

  
E.C. Manville, Director  
Printed Signature  
5500 Teal Terrace  
Address  
Fort Pierce, FL 34982  
City, State, Zip

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 SAMUEL P. ROWE, known to me to be one of the Directors of COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE, FLORIDA, INC., the corporation in whose name the foregoing instrument was executed, and that he acknowledged

executing the same for such corporation, freely and voluntarily, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

<p><b>RUBBER STAMP NOTARY SEAL</b></p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>9<sup>th</sup></u> day of <u>October</u> A.D. 2008.</p> <p><u>Diane B. Sikkema</u> Notary Signature</p> <p><u>Diane B. Sikkema</u> Notary Printed Signature</p>
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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 SAMUEL V. ROWE, known to me to one of the Directors of COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE, FLORIDA, INC., the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

<p><b>RUBBER STAMP NOTARY SEAL</b></p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>9<sup>th</sup></u> day of <u>October</u> A.D. 2008.</p> <p><u>Diane B. Sikkema</u> Notary Signature</p> <p><u>Diane B. Sikkema</u> Notary Printed Signature</p>
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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 E. C. MANVILLE, known to me to be one of the Directors of COVENANT REFORMED PRESBYTERIAN CHURCH OF FORT PIERCE, FLORIDA, INC., the corporation in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: Driver's Licenses, and that an oath (was not) taken.

<p><b>RUBBER STAMP NOTARY SEAL</b></p> 	<p>Witness my hand and official Seal in the County and State last aforesaid this <u>13<sup>th</sup></u> day of <u>October</u> A.D. 2008.</p> <p><u>Diane B. Sikkema</u> Notary Signature</p> <p><u>Diane B. Sikkema</u> Notary Printed Signature</p>
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

### Property Identification

Site Address: 3240 S 25th ST  
 Sec/Town/Range: 28/35S/40E  
 Map ID: 24/28N  
 Zoning: RF

Parcel ID: 2428-232-0001-000-0  
 Account #: 32158  
 Use Type: 1000  
 Jurisdiction: Saint Lucie County

### Ownership

Iglesia Biblica de Fort Pierce Inc  
 5309 San Diego AVE  
 Fort Pierce, FL 34946

### Legal Description

28 35 40 N 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W (4.75 AC) (OR 3818-940)

### Current Values

Just/Market Value: \$250,400  
 Assessed Value: \$250,400  
 Exemptions: \$250,400  
 Taxable Value: \$0



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 4.75  
 Land Size (SF): 206,910

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office

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

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 16, 2015	3818 / 0940	0117	QC	Merino Salvador	\$100
Jul 9, 2013	3536 / 2671	0117	WD	Covenant Reformed Presbyterian	\$130,000
Apr 5, 2001	1381 / 0635	XX01	WD	Treasure Coast Mortgage Corp	\$128,000
Mar 24, 1989	0629 / 2126	XX00	WD	Embry Thomas D	\$69,900

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:



Image  
or  
Sketch  
unavailable  
for display

**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
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**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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**Current Year Values**

Current Values Breakdown

Building:	\$0
Land:	\$250,400
Just/Market:	\$250,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$250,400
Exemption(s):	\$250,400
Taxable:	\$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2018	2016	3600	Church	\$250,400

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	4.75	North St. Lucie Water Management District	\$83.13

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
2018	\$250,400	\$250,400	\$250,400	\$0
2017	\$250,400	\$250,400	\$250,400	\$0
2016	\$250,400	\$250,400	\$250,400	\$0

**Permits**

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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