

Record #10-

RETURN TO: BOX 145 This instrument prepared by: R. N. Koblegard, III, Esquire 200 S. Indian River Drive, Suite 201 Fort Pierce, FL 34950 Property Appraisers Parcel Identification (Folio) Number(s): 2428-322-0002-000/3	ANNEXATION AGREEMENT INDIVIDUAL
TO: WATER/WASTEWATER ENGINEERING FORT PIERCE UTILITIES AUTHORITY POST OFFICE BOX 3191 FORT PIERCE, FLORIDA 34948-3191	3366 HAWLEY ROAD Location Address 160 12 TH STREET SE, VERO BEACH, FL 32962-5701 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:

FROM THE SOUTHWEST CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTH ALONG SECTION LINE 691 FEET FOR THE POINT OF BEGINNING, THENCE EAST PARALLEL WITH THE SOUTH LINEN OF THE NW ¼ OF SW ¼ 663.29 FEET, THENCE NORTH 423.84 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY LINE 373.11 FEET TO THE POINT OF BEGINNING, **LESS** ROAD RIGHT OF WAY AND LESS ADDITIONALLY ROAD RIGHT OF WAY AS IN O.R. BOOK 722, PAGE 2972, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (5.43 ACRES).

THE ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S). IF NOT THE HOMESTEAD, GRANTOR(S) RESIDE AT 160 12TH STREET SE, VERO BEACH, FL 32962-5701.

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.

In Witness Whereof, we hereunto set our hand(s) and seal this 1st day of November, 2007.

Signed, sealed and delivered in our presence as witnesses:

Susan M. Burban
 Witness Signature
SUSAN M. BURBAN
 Printed Witness Signature


Diane B. Sikkema
 Witness Signature
Diane B. Sikkema
 Printed Witness Signature

H. Wayne Harrison
 Signature
H. Wayne Harrison
 Printed Signature
 160 12TH Street SE
 Address
 Vero Beach, FL 32962-5701
 City, State, Zip

Frances Harrison
 Signature
Frances Harrison, his wife
 Printed Signature
 160 12TH Street SE
 Address
 Vero Beach, FL 32962-5701
 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 **H. Wayne Harrison and Frances Harrison, his wife**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) identification of the above-named person(s): Driver's License(s); and that an oath was not taken.

<p style="text-align: center;">RUBBER STAMP NOTARY SEAL</p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  <p>Diane B. Sikkema Commission # DD299733 Expires March 21, 2008 <small>Bonded by Trey Fain - Insurance, Inc. 800-385-7019</small></p> </div>	Witness my hand and official Seal in the County and State last aforesaid this <u>1st</u> day of <u>November</u> A.D. 2007. <u>Diane B. Sikkema</u> Notary Signature <u>Susan M. Burban Diane B. Sikkema</u> Notary Printed Signature
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 3366 S 25th ST
 Sec/Town/Range: 28/35S/40E
 Map ID: 24/28S
 Zoning: I

Parcel ID: 2428-322-0002-000-3
 Account #: 32176
 Use Type: 7200
 Jurisdiction: Saint Lucie County

Ownership

Storybrooke Preschool Academy LLC
 2246 Ridgewood CIR
 Royal Palm Beach, FL 33411

Legal Description

28 35 40 FROM SW COR OF NW 1/4 OF SW 1/4 OF SEC RUN N ALG SEC LI 691 FT FOR POB,TH E // WITH S LI OF NW 1/4 OF SW 1/4 663.29 FT,TH N 423.84 FT,TH W 312.6 FT TO SLY R/W LI OF FEC RR,TH SWLY ALG R/W LI 373.11 FT,TH S 301.35 FT TO POB-LESS RD R/W AND LESS ADDN RD R/W AS IN OR 722-2972- (5.43 AC) (OR 3643-933)



Current Values

Just/Market Value: \$720,700
 Assessed Value: \$567,160
 Exemptions: \$567,160
 Taxable Value: \$0

Total Areas

Finished/Under Air (SF): 6,706
 Gross Sketched Area (SF): 7,968
 Land Size (acres): 5.43
 Land Size (SF): 236,530

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
Jun 10, 2014	3643 / 0933	0001	WD	Harrison H Wayne	\$1,500,000
Jun 1, 1985	0467 / 2405	XX02	CV		\$75,000

Building Information (1 of 1)

Finished Area: 6,706 SF

Gross Sketched Area: 7,968 SF

Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: SCHL	Year Built: 1987	Frame:
Grade: Y_C	Effective Year: 1987	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

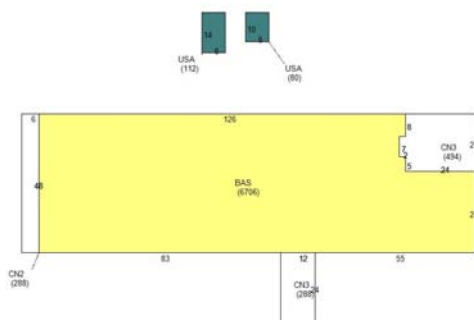
Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic

A/C %: 100%

Heated %: 100%

Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	6706	6706	400
CN2	CANOPY	288	0	108
CN3	CANOPY	782	0	164
USA	Utility Shed Average	192	0	80

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	520	1982
CONCRETE LOW	1	6600	1982

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$531,500	2018	2015	3000	Education	\$567,160
Land:	\$189,200					
Just/Market:	\$720,700					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$153,540					
Assessed:	\$567,160					
Exemption(s):	\$567,160					
Taxable:	\$0					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.42998	North St. Lucie Water Management District	\$95.02

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	\$720,700	\$567,160	\$567,160	\$0

2017	\$515,600	\$515,600	\$515,600	\$0
2016	\$501,000	\$501,000	\$501,000	\$0

Permits

Number	Issue Date	Description	Amount	Fee
C1408-0017	Aug 4, 2014	Air Conditioning Only	\$0	\$0
C1504-0311	Apr 16, 2015	Air Conditioning Only	\$0	\$0
C1701-0323	Feb 7, 2017	Additions to existing construction	\$0	\$0
C1707-0549	Jul 26, 2017	Electric	\$0	\$0

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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