

RETURN TO: R.N. KOBLEGARD, III, ESQ., COURTHOUSE BOX

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):

2433-221-0005-040-2

ANNEXATION AGREEMENT  
INDIVIDUAL

RONALD M. DILLON, AN UN-REMARIED WIDOWER  
3601 W. WILDERNESS DRIVE  
FORT PIERCE, FLORIDA 34982

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

3601 W. WILDERNESS DRIVE, FT. PIERCE, FLORIDA 34982

Location Address

Mailing Address (if different from location address)

Dear Sir:

The undersigned does hereby apply to 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:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

THE ABOVE-DESCRIBED PROPERTY IS THE HOMESTEAD OF THE GRANTORS.

I hereby agree that in consideration of my request for water service and/or sewer service to my property, that if my property either becomes contiguous to the City limits of the City of Fort Pierce, Florida, as such term is defined in the Laws of Florida, is subject to a Chapter 171 interlocal service boundary agreement where contiguity has been waived by the County, or may otherwise be lawfully annexed, that this application shall be considered as an application for the annexation of my above-described property into the City of Fort Pierce, Florida, together with any real property contiguous to the above described property owned by the undersigned at the time of signing or acquired in the future. 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, I hereunto set my hand and seal this 14 day of Sept, 2018.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

Rachel Ragan  
Witness Signature

Rachel Ragan  
Printed Witness Signature

Ronald M. Dillon  
Signature-Ronald M. Dillon, an un-remarried widower

Printed Signature

3601 W. Wilderness Drive, Ft. Pierce, Florida 34982  
Address

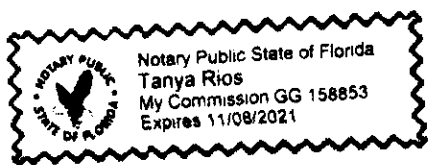
Tanya Rios  
Witness Signature

Tanya Rios  
Printed Witness Signature

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 Ronald M. Dillon, in whose names the foregoing instrument was executed, and that he severally acknowledged executing the same freely and voluntarily, and that I relied upon the following form of identification of the above-named person: Driver's License, and that an oath was not taken.

RUBBER STAMP NOTARY SEAL



Witness my hand and official Seal in the County and State last aforesaid this 14th day of Sept A.D. 2018.

Tanya Rios  
Notary Signature

Tanya Rios  
Notary Printed Signature

OR BOOK 4209

File No. 00-010-402835  
Title Order No. 00402835

OR BOOK 1390 Page 2640

**EXHIBIT ONE**

Lot 1, Block 1, Raintree Forest, an unrecorded plat more particularly described as follows:

Beginning at a point that is 30 feet South of and 75 feet East of the Northwest corner of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run South  $89^{\circ} 34' 48''$  East, parallel to the North line of said Section 33, a distance of 124.40 feet, to the Point of Curvature of a radially tangent curve; thence Easterly and Southerly along the arc of said curve being concave to the Southwest, having a radius of 25.00 feet, a delta of  $92^{\circ} 02' 01''$  an arc distance of 40.16 feet; thence tangent to said curve South  $02^{\circ} 27' 15''$  West, parallel to the West line of said Section 33, a distance of 119.10 feet, thence North  $89^{\circ} 34' 48''$  West, a distance of 150.30 feet; thence North  $02^{\circ} 27' 15''$  East, a distance of 145.00 feet, to the Point of Beginning.

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

### Property Identification

Site Address: 3601 W WILDERNESS DR  
 Sec/Town/Range: 33/35S/40E  
 Map ID: 24/33N  
 Zoning: RS-3

Parcel ID: 2433-221-0005-040-2  
 Account #: 33043  
 Use Type: 0100  
 Jurisdiction: Saint Lucie County

### Ownership

Richard A Cotton  
 3601 W WILDERNESS DR  
 Fort Pierce, FL 34982

### Legal Description

33 35 40 FROM PT 30 FT S AND 75 FTE OF NW COR OF SEC RUN S 89 DEG 34 MIN 46 SEC E // TO N SEC LI 124.40 FT TO PC OF CURVE CONC SWLY, R 25 FT, DELTA 92 DEG 02 MIN01 SEC, TH ELY AND SLY ALG ARC OF CURVE 40.16 FT, TH S 02 DEG 27 MIN 15 SEC W // TO W SEC LI 119.10 FT, TH N 89 DEG 34 MIN 46 SEC W 150.30 FT, TH N 02 DEG 27 MIN 15 SEC E 145 FT TO POB (KNOWN AS LOT 1 BLK 1 UNREC RAIN TREE FOREST) (0.50 AC) (OR 4240-2545)

### Current Values

Just/Market Value: \$131,100  
 Assessed Value: \$100,248  
 Exemptions: \$50,000  
 Taxable Value: \$50,248



### Total Areas

Finished/Under Air (SF): 1,664  
 Gross Sketched Area (SF): 3,832  
 Land Size (acres): 0.5  
 Land Size (SF): 21,780

### 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
Mar 1, 2019	4240 / 2545	0001	WD	Dillon Ronald M	\$150,000
Jan 31, 2001	1390 / 2638	XX00	WD	Jones William D	\$90,000
May 16, 2000	1301 / 2135	XX04	FJ	Jones William D	\$0
Apr 1, 1999	1214 / 0787	XX00	WD	White Mark E	\$85,000
Sep 29, 1992	0809 / 0043	XX00	WD	Danny L Minix	\$97,800
Jul 6, 1990	0698 / 2760	XX00	WD	Patrick V Ludovico	\$96,800
Feb 1, 1987	0532 / 2376	XX01	CV		\$0
Dec 1, 1980	0345 / 0025	XX00	CV		\$76,500

### Building Information (1 of 1)

Finished Area: 1,664 SF

Gross Sketched Area: 3,832 SF

#### Exterior Data

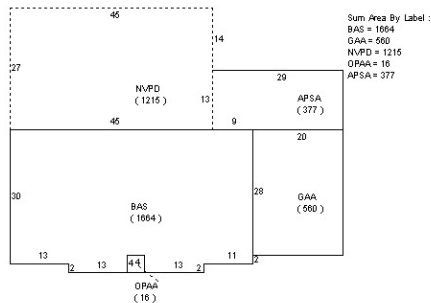
View:	Roof Cover: Dim Shingle	Roof Structure: Hip
Building Type: HC	Year Built: 1980	Frame:
Grade: C	Effective Year: 1980	Primary Wall: Brk/Wd Frame
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FrcdHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Carpet  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	377	0	84
BAS	BASE AREA	1664	1664	180
GAA	Garage Attached Average	560	0	96
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	1215	0	144
OPAA	Open Porch Attached Average	16	0	16

Special Features and Yard Items

Type	Qty	Units	Year Blt
RES POOL AVG	1	450	1965
POOL DK-AVG	1	853	1965
Driv-Concret	1	740	1980
VINYLFENCE6'	1	90	1999

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$94,600					
Land:	\$36,500	2018	2002	0500	Homestead Exemption	\$25,000
Just/Market:	\$131,100	2018	2008	0550	Homestead Exemption over \$50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$30,852					
Assessed:	\$100,248					
Exemption(s):	\$50,000					
Taxable:	\$50,248					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
2013	0054	0.5	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assesments 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	\$131,100	\$100,248	\$50,000	\$50,248
2017	\$121,000	\$98,187	\$50,000	\$48,187
2016	\$100,900	\$96,168	\$50,000	\$46,168

**Permits**

Number	Issue Date	Description	Amount	Fee
C22-100691	Oct 24, 2002	Alterations/Remodeling	\$1,167	\$77
C1710-0774	Nov 3, 2017		\$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](#)

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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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