



Subdivision

Property address or Location GRANADA STREET 240150200840000
 Parcel ID #(s) 2401-502-0074-002-7; 240150200750004; 240150200760001; 240150200770008
 Project description SEL FAMILY COTTAGES (10 UNITS)

GRANADA STREET PROPERTIES, LLC

HENRY LOUDEN

Property Owner(s)
500 S FEDERAL HWY, #1641

Applicant/Representative, Title, Company

Street Address
HALLANDALE, FL 33008

Street Address

City State Zip
305 525 2545

City State Zip

Phone Number
HLOUDEN@GMAIL.COM

Phone Number

Email Address

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 acknowledgement 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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY _____
 The foregoing instrument was acknowledged before me this 19th day of SEPT, 2019, by

HENRY LOUDEN
 who is personally known to me or has produced _____ as identification.

MYHANH LOUDEN
 Commission # GG 209108
 Expires January 7, 2023
 Signature of Notary Bonded Thru Budget Notary Service

(seal)

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 _____

Intake Date Stamp

SUBDIVISION: RELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

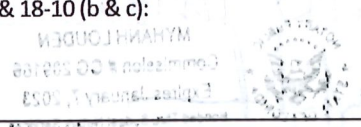
Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application



SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **DanksGranadaSt**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of April, 2019 between **Keith Danks, Jr.** whose post office address is 205 N. 3rd Street, Grand Forks, ND 58203, grantor, and **Granada Street Properties, LLC**, a Florida limited liability company whose post office address is 500 S. Federal Highway, Unit 1641, Hallandale, FL 33008, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

Lot 4, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0075-000-4

and

Lot 6, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, revised in Plat Book 8, Page(s) 44, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0077-000-8

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 205 N. 3rd Street, Grand Forks, ND 58203.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Sarah Kostelecky

[Signature] (Seal)
Keith Danks, Jr.

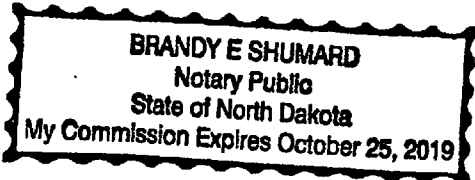
[Signature]
Witness Name: Brian Thompson

State of North Dakota
County of Grand Forks

The foregoing instrument was acknowledged before me this 8th day of April, 2019 by Keith Danks, Jr., who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Brandy E. Shumard
My Commission Expires: _____





THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE

Florida

August 8, 2019

Granada Street Properties LLC
Mr. Henry Loudon
500 S. Federal Highway, #1641
Hallandale, FL. 33008

Dear Mr. Loudon:

The City Commission of the City of Fort Pierce, Florida, approved Ordinance 19-029 abandoning of an unopened right-of-way being the western portion of Frances Avenue between Granada Street and Hernando Street. The Ordinance has been recorded with the St. Lucie Clerk of Court as file #4603285 following your payment in the amount of \$58,000.00. Said recorded ordinance serves as the conveyance of the right of way to you as the adjoining property owner on each side of the right of way.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebeca Guerra, Interim Planning Director
Jack Andrews, City Engineer
Mike Reals, Public Works Director

ORDINANCE NO. 19-029

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ABANDONING FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 OF THE PALM HAVEN SUBDIVISION WITHIN THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A REPLACEMENT EASEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Fort Pierce, pursuant the Charter and City Code of the City of Fort Pierce, has been requested to vacate and abandon an existing right-of-way known as Francis Avenue (also known as Frances), being bounded on the south by the north line of Lot 1 Block 8 of said plat of Palm Haven Subdivision and bounded on the north by the south line of Lot 6 Block 7 of said plat of Palm Haven Subdivision and on the west by the northern extension on the west line of Block 8 until it meets the south line of Block 7 and on the east by the northerly extension of the east line of lot 1 Block 8 until it meets the south line of Block 7 of the Palm Haven Subdivision within the City of Fort Pierce, Florida as recorded in Plat Book 8, Page 44, public records of St. Lucie County, Florida; and

WHEREAS, the City of Fort Pierce has a certain right-of-way or thoroughfare as hereinafter described, which is not needed for roadway or thoroughfare purposes, or for location and maintenance of any and all utilities by the City of Fort Pierce; and

WHEREAS, in consideration of the above, it is in the best interest of the general welfare of the City of Fort Pierce to vacate and abandon said right-of-way; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA;

SECTION 1. That right-of-way, more particularly described as follows, be and it is hereby vacated and abandoned upon payment of \$58,000, an appraised valuation for the entire right of way, by the applicant Granada Street Properties, LLC:

THE SOUTHERN HALF OF FRANCIS AVENUE RIGHT-OF-WAY, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT 1 BLOCK 8 OF SAID PLAT OF PALM HAVEN AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF LOT 6 BLOCK 7 OF SAID PLAT OF PALM HAVEN AND ON THE WEST BY THE NORTHERN EXTENSION ON THE WEST LINE OF BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7 AND ON THE EAST BY THE NORTHERNLY EXTENSION OF THE EAST LINE OF LOT 1 BLOCK 8 UNTIL IT MEETS THE SOUTH LINE OF BLOCK 7.

CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

STATE OF FLORIDA
ST. LUCIE COUNTY
CITY OF FORT PIERCE

THIS IS TO CERTIFY THAT
THIS IS A TRUE AND
CORRECT COPY OF THE
RECORDS ON FILE IN THIS
OFFICE

Amelaw Cox
CITY CLERK

DATE 8/8/19

(BY SEAL)

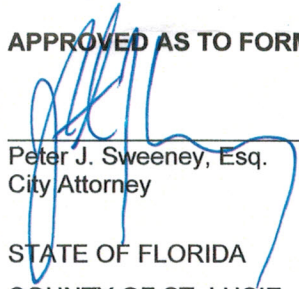
As depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 4. This Ordinance shall be and become effective upon final passage.

APPROVED AS TO FORM & CORRECTNESS:



Peter J. Sweeney, Esq.
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

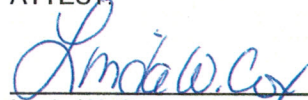
WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 19-029 was duly advertised by title only in the St. Lucie News Tribune on June 30th, 2019; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 15th, 2019; and was duly introduced, read by title only, and passed on second and final reading August 5th, 2019 by the City Commission of the City of Fort Pierce, Florida.

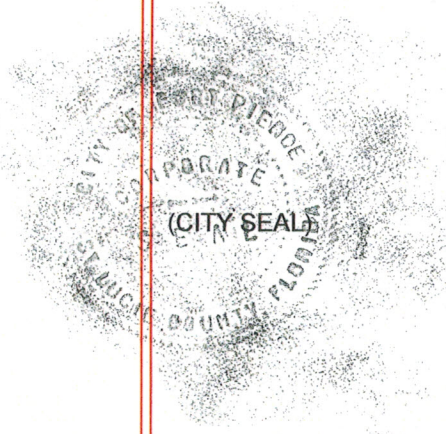
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 5th day of August, 2019.

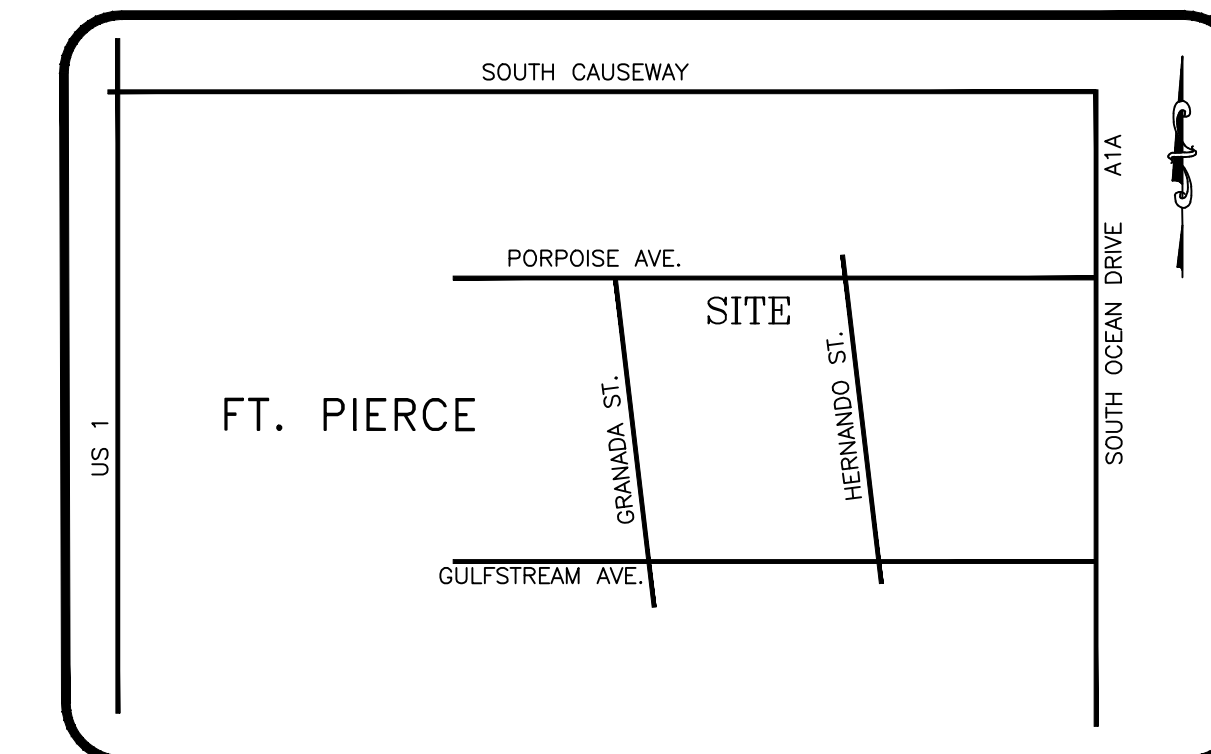
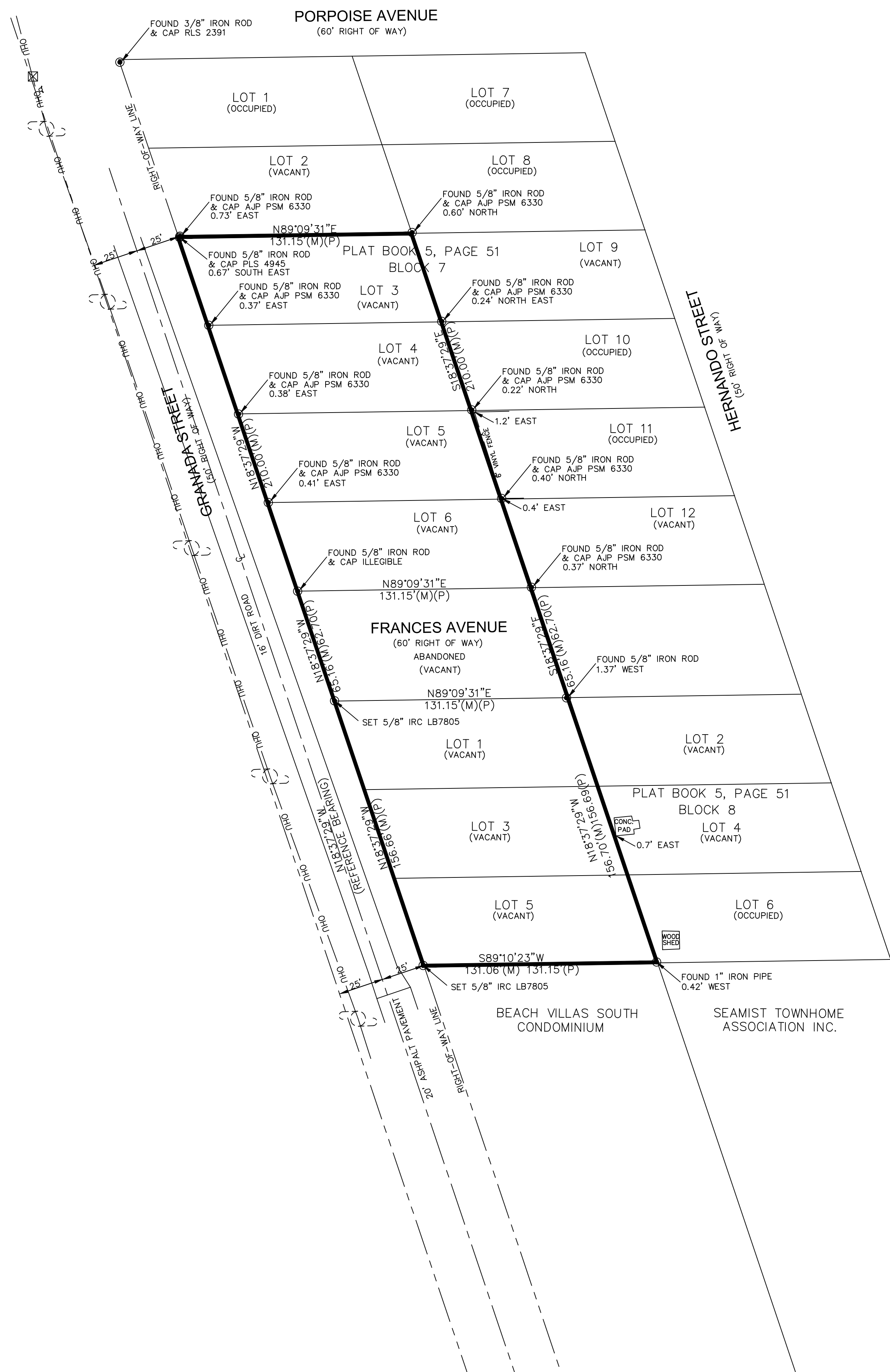


Linda Hudson
MAYOR COMMISSIONER

ATTEST:

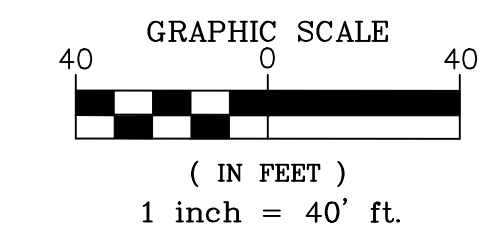


Linda W. Cox
CITY CLERK



LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- C - CENTERLINE
- (P) - PLAT
- (M) - MEASURED
- (D) - DEED
- (C) - CALCULATED
- L.B. - LICENSED BUSINESS
- CONC. - CONCRETE
- C.M.P. - CORRUGATED METAL PIPE
- INV - INVERT
- EL - ELEVATION
- F.F.E. - FINISH FLOOR ELEVATION
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- C.B.S. - CONCRETE BLOCK & STUCCO
- W.P.P. - WOOD POWER POLE
- GUY ANCHOR
- OHU - OVERHEAD UTILITIES
- F.D.E.P. - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- P.U.E. - PUBLIC UTILITY EASEMENT
- ☒ - TELEPHONE PEDESTAL
- - ELECTRIC VAULT



DESCRIPTION

LOTS 3,4,5,6,7 BLOCK 7 OF REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AND LOTS 1,3 AND 5, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).
3. THE CENTERLINE OF GRANADA STREET IS ASSUMED TO BEAR NORTH 18°37'29" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. THE HORIZONTAL LOCATION OF NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.
5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.
6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
7. OVERALL PARCEL CONTAINS 53,927 SQUARE FEET, 1.23 ACRES, MORE OR LESS.
8. FIELD SURVEY LAST CONDUCTED ON SEPTEMBER 9, 2019.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
12. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE", ELEVATION 8 FEET ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0183J, EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE COUNTY PRIOR TO CONSTRUCTION.

CERTIFIED TO
GRANADA STREET PROPERTIES, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVLSURV DESIGN GROUP, INC.

BY: BRIAN C. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6101

DATE OF SIGNATURE

DATE:	08/09/19	FIELD BOOK(S):	843
SCALE:	1"=40'	DRAWN BY:	SW
PROJECT NO.:		CHECKED BY:	BK
LB NUMBER:	7805	DRAWING NAME:	GRANADA STREET

BOUNDARY SURVEY
GRANADA STREET PROPERTIES, LLC
GRANADA STREET, FT. PIERCE
ST. LUCIE COUNTY, FLORIDA

SHEET NO.	1
OF	1

CIVLSURV
CIVILSURV DESIGN GROUP, INC.
2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2944

REVISIONS

Prepared by and Return to Veronika Swords ,
an employee of First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950
File No.: 122028-41

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4426733 04/23/2018 08:58:42 AM
OR BOOK 4123 PAGE 236 - 237 Doc Type: DEED
RECORDING: \$18.50
Doc Tax: \$1008.00

WARRANTY DEED

This indenture made on April 13, 2018, by **James David Buzzerd, Todd Carlson Buzzerd and Elizabeth Lee Hovermale** whose address is: c/o P.O. Box 221, Berkeley Springs, WV 25411, hereinafter called the "grantor",

to **Granada Street Properties LLC, a Florida limited liability company** whose address is: 500 S. Federal Hwy. 1641, Hallandale, FL 33008, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida**, to-wit:

Lots 1, 3 and 5, Block 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0084-000/0

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2017.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
James David Buzzerd

[Signature]
Todd Carlson Buzzerd

[Signature]
Elizabeth Lee Hovermale

Signed, sealed and delivered in our presence:

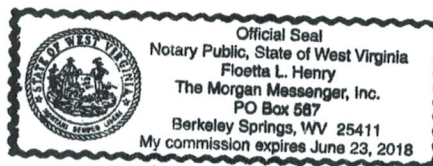
[Signature]
Witness Signature
Print Name: Jody L. Crouse

[Signature]
Witness Signature
Print Name: Floetta L. Henry

State of WV
County of Morgan

The Foregoing Instrument Was Acknowledged before me on 4-13-18, by **James David Buzzerd, Todd Carlson Buzzerd and Elizabeth Lee Hovermale**, who is/are personally known to me or who has/have produced a valid Drivers License as identification.

[Signature]
Notary Public
Printed Name: Floetta L. Henry
My Commission expires: June 23, 2018



Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: LundGranadaSt

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of April, 2019 between Monty Lund, a married man, whose post office address is 2520-B South Washington, Grand Forks, ND 58201, grantor, and Granada Street Properties, LLC, a Florida limited liability company whose post office address is 500 S. Federal Highway, Unit 1641, Hallandale, FL 33008, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

Lot 3, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0074-000-7

and

Lot 5, Block 7, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), according to the Plat thereof, recorded in Plat Book 5, Page 51, as revised in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0076-000-1

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 2520-B South Washington, Grand Forks, ND 58201.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with and grants that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness Name: _____

[Signature] _____ (Seal)
Monty Lund

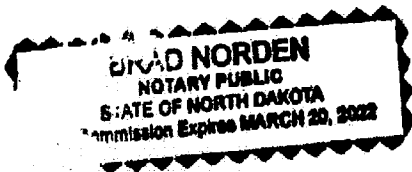
[Signature]

Witness Name: _____

State of North Dakota
County of Grand Forks

The foregoing instrument was acknowledged before me this 11 day of April, 2019 by Monty Lund, who is personally known or has produced a driver's license as identification.

[Notary Seal]

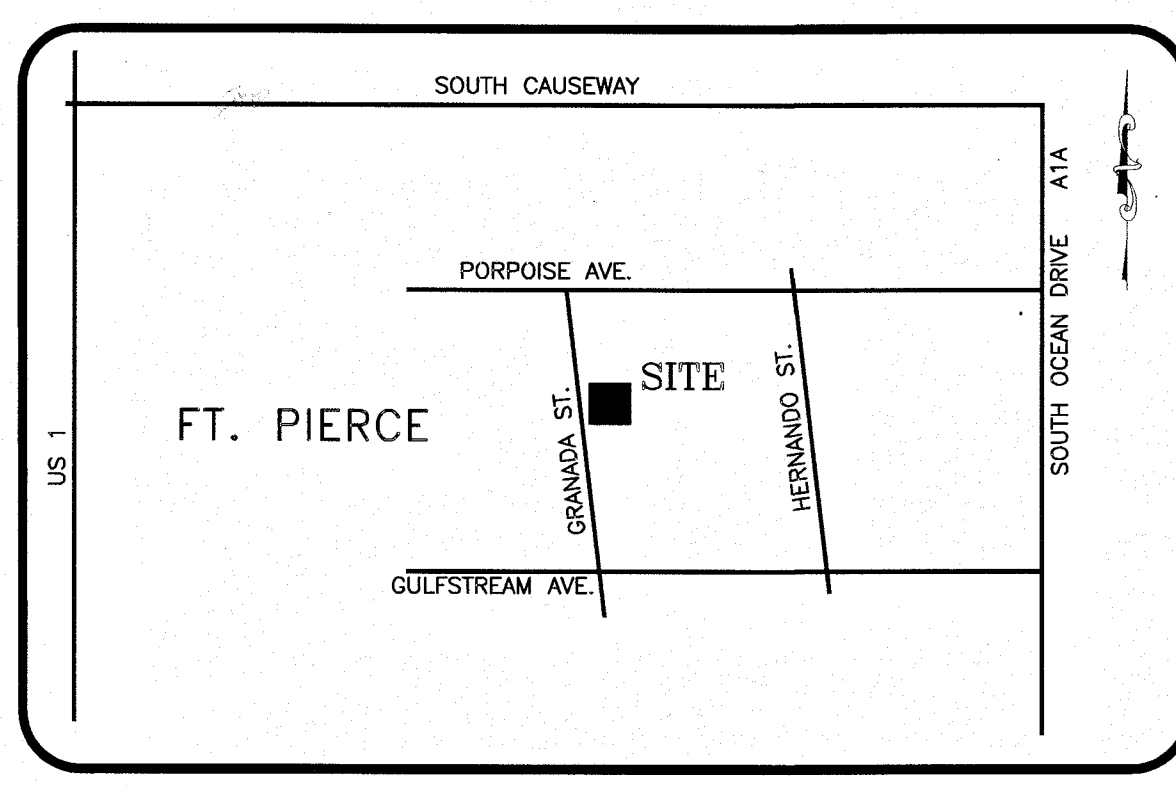


[Signature]

Notary Public

Printed Name: Brad Norden

My Commission Expires: March 20, 2022



LOCATION MAP
(NOT TO SCALE)

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
 PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASD OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTIN 197.192, F.S. HAVE BEEN PAID.

DATED THIS ____ DAY OF _____, 2020.

ATTORNEY NAME: _____
 ADDRESS: _____

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2020.

LINDA COX
 CITY CLERK
 FT. PIERCE, FLORIDA

PLANNING AND DEVELOPMENT APPROVAL

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE HI-MEDIUM ZONING DISTRICT, AS SET FORTH IN SECTION 0.01.00 OF THE CITY OF FT. PIERCE DEVELOPMENT CODE.

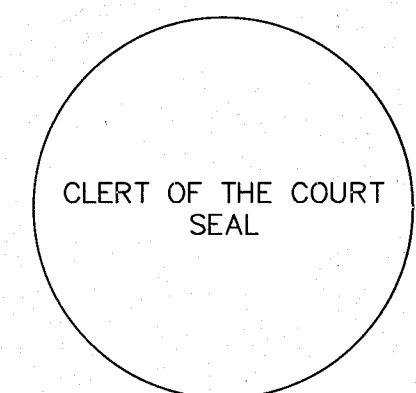
JENNIFER HOFMEISTER, DIRECTOR
 PLANNING DEPARTMENT
 FT. PIERCE, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED TO FORM AND SUFFICIENCY.
 THIS ____ DAY OF _____, 2020.

PETER J. SWEENEY
 CITY ATTORNEY
 FT. PIERCE, FLORIDA



CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2020.

JOSEPH E. SMITH
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS ____ DAY OF _____, 2020

GREGORY S. FLEMING
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 4350

SURVEYOR'S NOTES

1. THE CENTERLINE OF GRANADA STREET IS ASSUMED TO BEAR NORTH 18°37'29" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY MADE UNDER MY DIRECTION AND CHARGE, THAT SAID SURVEY COMPLIES WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.061, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

CIVLSURV DESIGN GROUP, INC.

BY: DATE OF SIGNATURE: 01/14/2020
 BRYAN C. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6101

PREPARED IN THE OFFICE OF:
 CIVLSURV DESIGN GROUP, INC.
 2400 RHODE ISLAND AVENUE
 FT. PIERCE, FLORIDA 34950
 CERTIFICATION NUMBER: LB 7805

DESCRIPTION

LOTS 3,4,5, AND 6, BLOCK 7, LOTS 1,3 AND 5, BLOCK 8 AND A PORTION OF THE ABANDONED RIGHT-OF-WAY OF FRANCIS AVENUE LYING BETWEEN LOT 6, BLOCK 7 AND LOT 1, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 51, AS REVISED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

KNOWN ALL MEN BY THESE PRESENTS THAT GRANADA STREET PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE LANDS SHOWN HEREON AS GRANADA STREET COTTAGES, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. THE 5 FOOT ADDITIONAL RIGHT OF WAY FOR GRANADA STREET IS HEREBY DEDICATED TO THE CITY OF FT. PIERCE FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE CITY OF FT. PIERCE.

IN WITNESS WHEREOF, THE ABOVE NAMED GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS ____ DAY OF _____, 2020.

GRANADA STREET PROPERTIES, LLC

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

BY: _____
 PRESIDENT

WITNESS: _____

WITNESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ AS PRESIDENT OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS PRESIDENT OF SAID COMPANY.

 NOTARY PUBLIC, STATE OF FLORIDA (SEAL)

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

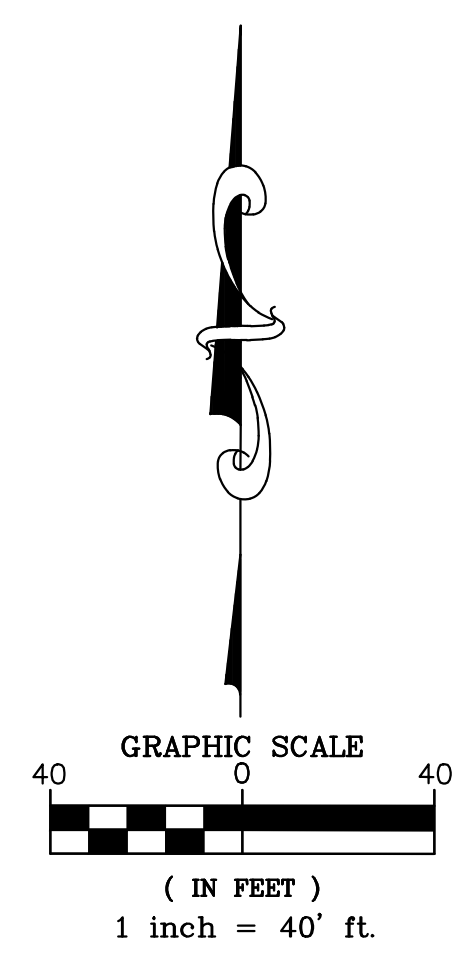
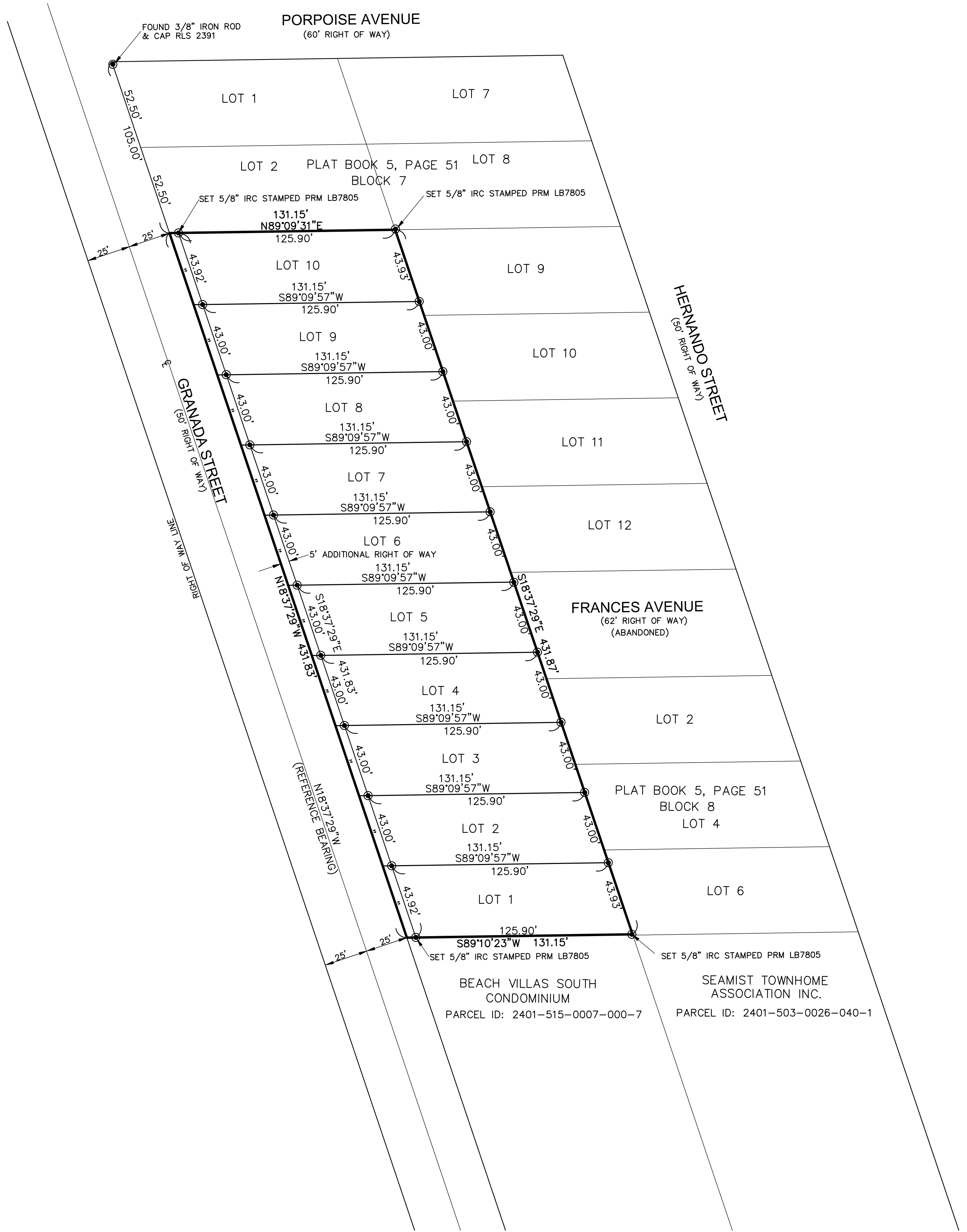
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET NO.
 1
 OF
 2

GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
 PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
 PAGE _____
 DOCKET _____



LEGEND & ABBREVIATIONS
 O.R.B. - OFFICIAL RECORDS BOOK
 U.E. - UTILITY EASEMENT
 D.E. - DRAINAGE EASEMENT
 C.L. - CENTERLINE
 (D) - DEED
 (M) - MEASURED
 (C) - CALCULATED
 L.B. - LICENSED BUSINESS
 ID - IDENTIFICATION
 (●) - SET IRON 5/8" IRON ROD & CAP LB7805
 IRC - IRON ROD AND CAP