



TO: Technical Review Committee
FROM: Brandon Creagan, MCRP, LEED Green Associate, Senior Planner
RE: Technical Review Project #21-0200006
DATE: July 15, 2021

Annexation – 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

Attached is an Application for Voluntary Annexations for multiple parcels located at 7325 Pruitt Research Center Road. The annexation would include six (6) parcels with a total acreage of approximately 15.595 acres. Currently, these parcels have a St. Lucie County Zoning of Agricultural, Residential-1 (AR-1), a St. Lucie County Future Land Use of Residential Urban 5 du/ac (RU). The applicant would like to annex the parcels listed below into the City of Fort Pierce for a proposed multi-family development with associated site improvements. The parcel IDs for the properties are as follows: 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-701-0003-000-3, 2428-701-0004-000-0, 2428-331-0002-000-1, 2428-331-0004-010-8.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by July 13, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you,
Brandon Creagan



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Lots

2. Legal description of real property for which annexation is being requested:
See attached legals

Property Tax ID: 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-331-0002-000-1, 2428-331-0004-010-8, 2428-701-0004-000-0 and 2428-701-0003-000-3

3. Size of described property: Numerous parcels total 15.595 acres

4. Project description: The petitioner is proposing a proposed townhome community with associated site improvements and wishes to Annex into the City of Fort Pierce

5. Current St. Lucie County Future Land Use Designation: RU

6. Current St. Lucie County Zoning: AR-1

7. Is this a Historic property? N/A

8. Appraised value: \$ 672,500.00

9. Name of Owner(s): Privilege Development, LLC

Signature of Owner(s): _____

Mailing Address: 704 E. Hallandale Beach Blvd.

City Hallandale State FL Zip 33008

Phone 786-925-4996 Fax _____

10. Name of Representative: Bradley J. Currie, Engineering Design & Construction, Inc.

Signature of representative: _____

Mailing Address: 10250 SW Village Parkway, Suite 201

City) Port St. Lucie State FL Zip 34987

Phone 772-462-2455 Fax 772-408-4208

E-mail: bradcurrie@edc-inc.com

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____

PROJECT NARRATIVE & COVER LETTER

Privilege South
Annexation Application
June 21, 2021

REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of an annexation for a proposed multi-family development located east of Sunrise Boulevard and south of Dade Road in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located in St. Lucie County. Below is a list of the parcels associated with this request:

Parcel ID	Jurisdiction	FLU	Zoning
2428-331-0001-050-9	St. Lucie	RU	AR-1
2428-331-0001-030-3	St. Lucie	RU	AR-1
2428-701-0003-000-3	St. Lucie	RU	AR-1
2428-701-0004-000-0	St. Lucie	RU	AR-1
2428-331-0002-000-1	St. Lucie	RU	AR-1
2428-331-0004-010-8	St. Lucie	RU	AR-1
TOTAL ACREAGE:	15.595 Acres		

The subject parcels are located in St. Lucie County and have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1). The applicant would like to annex the above noted parcels into the City of Fort Pierce for a proposed multi-family development. A pre-application meeting was held in September 2019. A second pre-application meeting was held on May 5, 2021.

Parcel ID #'s: 2428-331-0001-050-9 (1.11 acres) and 2428-331-0001-030-3 (2.22 acres)

North of these parcels is the right-of-way of Dade Road. North of the right-of-way is an undeveloped residential tract owned by the applicant. This parcel has a City of Fort Pierce Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (R-4). To the east of these parcels are is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Residential, Single Family – 2 (RS-2). West of these parcels is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel south of these is included as part of this application request and is owned by the applicant.

Parcel ID #'s: 2428-701-0004-000-0 (0.97 acres)

North of this parcel lies the right-of-way of Dade Road followed by a residential parcel. The residential parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Medium (RM) and an underlying Zoning designation of Residential, Multiple-Family – 9 (RM-9). East of this parcel is a developed residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). West of this parcel is a developed

residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and a Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel just south of this is included as part of this application request and is owned by the applicant.

Parcel ID #'s: 2428-701-0002-000-6

To the north of this parcel lies a residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel to the northwest is noted in the previous paragraph above and is included in this application and is owned by the applicant. East of the subject parcel is the right-of-way of Sunrise Boulevard followed by residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). West of the subject parcel is a developed residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). South of this parcel is a developed church parcel. This parcel has a St. Lucie County Future Land Use designation of Public Facilities (P/F) and has an underlying Zoning designation of Institutional (I).

Parcel ID #'s: 2428-331-0002-000-1 (9.26 acres) and 2428-331-0004-010-8 (0.52 acres)

To the northwest of these parcels are two (2) parcels that are included with this application and are owned by the applicant. To the northwest of these parcels are developed residential parcels. These parcels have a St. Lucie County Future Land Use designation of Residential, Urban (RU) and Zoning designations of Residential, Single Family – 2 (RS-2) and Agricultural, Residential – 1 (AR-1). East of these parcels are developed residential parcels. These parcels have a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). South of the subject parcels lies the right-of-way of Bell Avenue. There are three parcels located south of Bell Avenue. The parcel to the southeast is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban and an underlying Zoning designation of Residential, Estate – 1 (RE-1). The parcel further east has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Residential, Single-Family – 3 (RS-3). The parcel east of that has a St. Lucie County Future Land Use designation of Conservation Public (CPUD) and an underlying Zoning designation of Conservation – Public (CPUB).

The attached package includes the Application for Annexation, agent authorization, warranty deeds and a current survey as required.

Based on the above and attached information, the applicant respectfully requests general feedback in reference to obtaining approval of this development.

Z:\EDC-2020\20-446 - Privilege Dev - Cohen - Dade Road (South Property)\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-06-21_Privilege_South_Justification_Annexation.docx

Privilege Development, LLC
704 E. Hallandale Beach Blvd.
Hallandale, FL 33008

AGENT CONSENT FORM

Project Name: Sunrise & Bell

Parcel ID: 2428-601-0252-000-6, 2428-321-0001-000-3, 2428-701-0004-000-0, 2428-701-0003-000-3, 2428-331-0001-030-3, 2428-331-0001-050-9, 2428-331-0002-000-1 and 2428-331-0004-010-8

BEFORE ME THIS DAY PERSONALLY APPEARED Simon Cohen, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12th day of September, 2019, by Simon Cohen (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary



8/11/2020
My commission expires

Simon Sidney Cohen
Owner's Signature

Simon Sidney Cohen Privilege Development
Owner's Name

Po Box 3965
Street Address

HALLANDALE, FLORIDA 33008
City, State, Zip

RSK = 772-462-2455
Telephone / Email

simon-cohen@hotmail.com

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No.: **2428-321-0001-000/3**
2428-601-0252-000/6

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of May, 2006, by **MITCH GEVINSON and TERI GEVINSON, his wife, as to an undivided one-half (1/2) interest and JEFFREY PAPELL, as to an undivided one-half (1/2) interest**, whose address is 300 Meridian Avenue, Suite 6, Miami, Florida 33139 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described as follows:

PARCEL 1:

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM all rights-of-way for public roads and drainage canals.

PARCEL 2:

Lots 1 through 4; the West 130 feet of Lots 5 through 16; all of Lot 17; the West 130 feet of Lots 18 and 19, Block F, MARAVILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida.

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

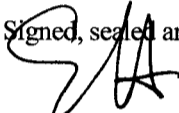
TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

THE LAND is unimproved property, and is not now, nor ever has been, the homestead of any of the Grantors, nor is it contiguous thereto.

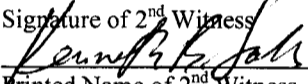
IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

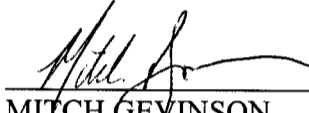


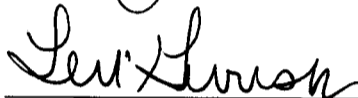
 Signature of 1st Witness
 Sheree Katzman

 Printed Name of 1st Witness
 KENNETH B. SALIK

 Signature of 2nd Witness


 Printed Name of 2nd Witness
 (As to Gevinson)




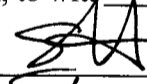
 MITCH GEVINSON


 TERI GEVINSON

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Mitch Gevinson and Teri Gevinson. Said persons (check one) are personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: N/A

NOTARY PUBLIC-STATE OF FLORIDA
 Sheree Katzman (Notary Stamp)
 Commission # DD250887
 Expires: SEP 17, 2007
 Bonded Thru Atlantic Bonding Co., Inc.

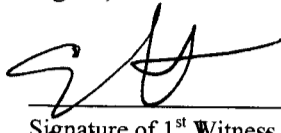


 Print Name: Sheree Katzman
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

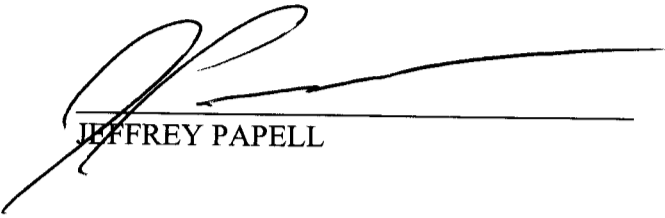
ADDITIONAL GRANTOR'S SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:



Signature of 1st Witness
Shere Katzman
Printed Name of 1st Witness

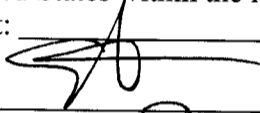

JEFFREY PAPELL

Signature of 2nd Witness
Timothy G Glass
Printed Name of 2nd Witness
(As to Papell)

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Jeffrey Papell. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:

N/A



Print Name: Shere Katzman
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Shere Katzman
Commission # DD250887
Expires: SEP 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.
{ Stamp

This Instrument Prepared By:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. 2428-331-0001-050/9

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 8th day of June, 2006, by **GROVER P. TAYLOR and ROBERTA J. TAYLOR, his wife**, whose address is 2111 Dade Road, Fort Pierce, FL 34982 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda M. Owens
Signature of Witness

Linda M. Owens
Printed Name of Witness

Stacie L. C. McElroy
Signature of Witness

Stacie L. C. McElroy
Printed Name of Witness

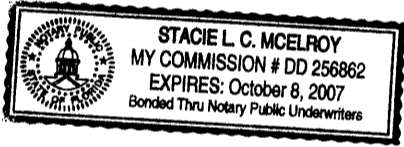
Grover P. Taylor
Grover P. Taylor

Roberta J. Taylor
Roberta J. Taylor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8th day of June, 2006, by Grover P. Taylor and Roberta J. Taylor. Said persons (check one) are personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____

{Notary Stamp}



Stacie L. C. McElroy
Print Name: Stacie L. C. McElroy
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit "A"

Legal Description

ALL THAT CERTAIN LAND LOCATED AND SITUATE IN ST. LUCIE COUNTY, FLORIDA, VIZ:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE, A DISTANCE OF 1282.84 FEET MORE OR LESS; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 794.54 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

This Instrument Prepared By:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. **2428-331-0002-000/1**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of November, 2005, by **MARTHA J. CRAMER, a single woman**, whose address is 475 Orr Road, Brevard, NC 28712 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in as follows:

The West 5 Acres, more or less, of the East 10 Acres of the South 25 Acres of the Southwest Quarter of the Southwest Quarter, of Section 28, Township 35 South, Range 40 East, Excepting therefrom the South 10 feet thereof, and also excepting therefrom all rights of way for Public Roads.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes

accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

GRANTOR HEREBY certifies that the Land is not the constitutional homestead of Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Kathleen Nadreau
Signature of Witness
KATHLEEN NADREAU
Printed Name of Witness

Martha J. Cramer
Martha J. Cramer

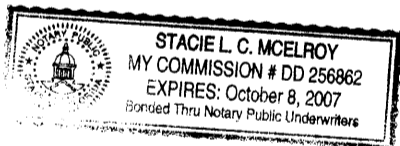
Stacie L. C. McElroy
Signature of Witness
Stacie L. C. McElroy
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 20th day of November, 2005, by Martha J. Cramer. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____

Stacie L. C. McElroy
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

{Notary Stamp}



This Instrument Prepared By:
Record and Return To:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. 2428-331-0004-010/8

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the ____ day of January, 2006, by **ALAN BRUCE HULME**, a married man, ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in as follows:

The North 200 feet of the South 425 feet of the East one-half of the East 5 acres of the South 25 acres of the SW ¼ of the SW ¼ of Section 28, Township 35 South, Range 40 East, more particularly described as the East, and less the East 20 feet of the South 425 feet for ingress and egress.

Together with and subject to easement rights and reservations as described in Grant and Reservation of Easement recorded in O.R. Book 457, Page 531, Public Records of St. Lucie County, Florida.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same

against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

GRANTOR HEREBY certifies that the Land is not the constitutional homestead of Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

James V. Mesire, Jr.
1st Witness Signature
JAMES V. MESIRE, JR.
1st Witness Printed Name

Alan B Hulme
Alan Bruce Hulme

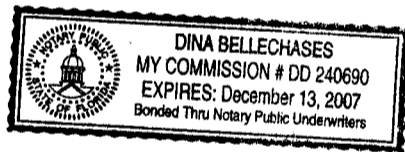
Address: 4109 Winnipeg Way
West Palm Beach, FL 33409

Curtis P. Young
2nd Witness Signature
Curtis P. Young
2nd Witness Printed Name

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing General Warranty Deed was acknowledged before me this 16 day of January, 2006, by Alan Bruce Hulme. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.

{Notary Stamp}



Dina Bellechases
Print Name: Dina Bellechases
Notary Public, State of Florida
Commission No.: DD240690
My Commission Expires: 12/13/2007

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel ID Nos.: **2428-331-0001-030-3**
2428-701-0003-000-3
2428-701-0004-000-0

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 20 day of May, 2006, by **ELFROS FLORIDA REALTY, LLC, a Florida limited liability company, Document Number L06000024833**, whose address is 2924 Sunrise Boulevard, Fort Pierce, Florida 34982 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements,

conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Frances B. Saravola

Signature of Witness

FRANCES B. SARAVOLA

Printed Name of Witness

Stacie L. McElroy

Signature of Witness

STACIE L. MCELROY

Printed Name of Witness

**ELFROS FLORIDA REALTY, LLC,
a Florida limited liability company**

By: Oswaldo Benitez
Oswaldo Benitez, Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT was acknowledged before me this 02 day of May, 2006, by Oswaldo Benitez as Manager of Elfros Florida Realty, LLC, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____

Stacie L. McElroy

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

{Notary Stamp}

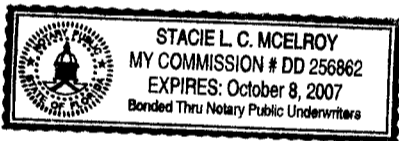


Exhibit "A"

Legal Description

PARCEL 1:

St. Lucie County, Florida Parcel ID No. 2428-331-0001-030/3

TRACT #3

Commencing at the Southwest corner of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, thence running in a Northerly direction along the Section line a distance of 1282.84 feet more or less, thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 1007.34 feet more or less which is established as the Point of Beginning; thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Southerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 455.48 feet more or less, thence running in a Westerly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Northerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 455.48 feet more or less, to the Point or Place of Beginning.

TRACT #4

Commencing at the Southwest corner of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, thence running in a Northerly direction along the Section line a distance of 1282.84 feet more or less, thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 900.94 feet more or less, which is established as the Point of Beginning; thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28, a distance of 106.4 feet more or less, thence running in a Southerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest Quarter of Section 28 a distance of 455.48 feet more or less, thence running in a Westerly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Northerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28, a distance of 455.48 feet more or less, to the Point or Place of Beginning.

PARCEL 2:

St. Lucie County, Florida Parcel ID No. 2428-701-0003-000/3

Lots 3 and 5, of CLYATT'S SUBDIVISION, as per plat thereof on file in Plat Book 4, Page 61, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

St. Lucie County, Florida Parcel ID No. 2428-701-0004-000/0

Lot 4, CLYATT'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, Page 61, of the Public Records of St. Lucie County, Florida.

BOUNDARY AND TREE SURVEY FOR: PRIVILEGE DEVELOPMENT

SYMBOL & ABBREVIATION LEGEND:

(A) AIR RELEASE VALVE	DIP DUCTILE IRON PIPE	HWF HOG WIRE FENCE	PK/D PARKER-KALON NAIL & DISK	SPIGOT
AL ARC LENGTH	EDW EAST/EASTING	HYDRANT	PCP PERMANENT CONTROL POINT	SPRINKLER VALVE
ASPH ASPHALT	EBX ELECTRIC BOX	IN INCH	PRM PERMANENT REFERENCE MONUMENT	S.L.C. ST. LUCIE COUNTY STA
BFP BACK FLOW PREVENTER	EHH ELECTRIC HAND HOLE (EHW)	INV INVERT	P.B. PLAT BOOK	STATION
BENCHMARK (BM)	EMX ELECTRIC METER	IR IRON PIPE	(P) PLAT DATA	STORMWATER DRAINAGE MANHOLE
BIKE RACK	EPN ELECTRICAL PANEL	IR/C IRON ROD AND CAP	P.D.B. POINT OF BEGINNING	STREET SIGN
CATV D CABLE RISER	EL/ELEV ELEVATION	IR/C IRON ROD AND CAP	P.D.C. POINT OF COMMENCEMENT	TELEPHONE RISER BOX
(C) CALCULATED	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	L LENGTH	P.C.C. POINT OF CURVATURE	TOE TOE OF SLOPE
CATCH BASIN	F.O. FIBER OPTIC	☆ LIGHT POST	P.T. POINT OF TANGENCY	TOB TOP OF BANK/BERM
€ CENTERLINE	FOHH FIBER OPTIC HAND HOLE	MAG/D MAG NAIL MAG BRAND NAIL	P.O.T. POINT OF TERMINUS	T.O.N. TOP OF NUT
CCR CERTIFIED CORNER RECORD	FOHM FIBER OPTIC MARKER	MALBOX MAILBOX	PVC POLYVINYL CHLORIDE	X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)
CLF CHAIN LINK FENCE	FIBER RISER FIBER OPTIC RISER	M.C. MARTIN COUNTY	PSL PORT SAINT LUCIE, FLORIDA	X 0.0 TOPOGRAPHIC DATA (HARD SURFACE)
CHD CHORD	(M) FIELD MEASURED	MHWL MEAN HIGH WATER LINE	PLS PROFESSIONAL LAND SURVEYOR	X 0.00 TOWNSHIP
CO O CLEAN OUT	F.F.E. FINISHED FLOOR ELEVATION	MLWL MEAN LOWER WATER LINE	R RADIUS	TOE TOE OF SLOPE
COMMUNICATION RISER	FOOT FLORIDA DEPARTMENT OF TRANSPORTATION	☆ METAL LIGHT POST	RGE RANGE	TOB TOP OF BANK/BERM
CONC CONCRETE	FPL FLORIDA POWER AND LIGHT	MP METAL PIPE	RTK REAL TIME KINEMATIC	TSCB TRAFFIC SIGNAL CONTROL BOX
CONCRETE LIGHT POST	FT FOOT	MON MONITORING WELL	RWV REGISTERED WATER VALVE	TYP TYPICAL
CONCRETE MONUMENT	FM FORCE MAIN	MON MONUMENT	R/S REGISTERED LAND SURVEYOR	UNK UNKNOWN
CPP CONCRETE POWER POLE (CPT)	FOUND FOUND	NOV29 NATIONAL GEODETIC VERTICAL DATUM OF 1929	ROP REINFORCED CONCRETE PIPE	UNK UNKNOWN HANDHOLD
CONCRETE POWER POLE W/STREET LIGHT	SO FT. SQUARE FEET	N/D NON DESCRIPT NAIL AND DISK	R/W RIGHT-OF-WAY	UNK UNKNOWN RISER BOX
CONCRETE SIGNAL LIGHT POLE	GA GAS VALVE	N.R. NON RADIAL	R/C ROD AND CAP	UNK UNKNOWN TYPE MANHOLE
CORRUGATED METAL PIPE	GIS GEOGRAPHIC INFORMATION SYSTEMS	N.A. NORTH AMERICAN VERTICAL DATUM OF 1988	S SANITARY MANHOLE	VCP VETRIFIED CLAY PIPE
CURB INLET	OND OVERHEAD WIRE	N/NORTH OR NORTHRING	SV SANITARY VALVE	WM WATER METER
DECORATIVE LIGHT POST	O.R.B. OFFICIAL RECORDS BOOK	No. NUMBER	SEC SECTION	WS WATER SERVICE METER (WS)
DEED	OHV OVER HEAD WIRES	O.R.B. OFFICIAL RECORDS BOOK	SET 5/8" IRC ED LB (RIBB UNLESS NOTED OTHERWISE)	W WEST FENCE
D.B. DEED BOOK	PG PAGE	PG PAGE	RIGHT-OF-WAY CONTROL	WF WOOD FENCE
DIAMETER (DIA.)	HPDI HIGH DENSITY POLYETHYLENE PIPE	PK NAIL PARKER-KALON NAIL	S SIGN	WPS WOOD POLE STREET LIGHT
DRAINAGE MANHOLE			S SOUTH	WPP WOOD POWER POLE

SHEETS:

1. COVER SHEET
2. BOUNDARY SKETCH
3. IMPROVEMENTS AND TREES
4. TREE DATA TABLE

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 23, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
11. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 1211100188K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. IMPROVEMENTS SHOWN ARE DERIVED FROM AERIAL IMAGERY OBTAINED FROM F.D.O.T., DATED 2018.
14. IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS A GAP BETWEEN THE NORTH LINE OF THE SOUTH 25 ACRES AND THE SOUTH LINE OF THE "NORTH 455" PARCEL BASED ON OCCUPATION AND THE BREAKDOWN OF THE SECTION.
15. THE LEGAL DESCRIPTION RECORDED IN ORB 2422/151 DOES NOT INCLUDE THE EASTERLY 9 ACRES OF THE EASTERLY 10 ACRES OF THE SOUTHERLY 25 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28-35S-40E.
16. IT IS MY OPINION THAT THE PROPERTY LINES WITHIN THE SOUTHWEST QUARTER SECTION 28-35S-40E ARE BASED ON VARIOUS RESOLUTIONS OF THE BREAKDOWN OF THE SECTION.

LEGAL DESCRIPTION:

OWNERS POLICY
POLICY # OPM-2828049
EFFECTIVE DATE: NOVEMBER 28, 2005 AT 1:06 PM
ORB 2422, PAGE 151
THE WEST 5 ACRES, MORE OR LESS, OF THE EAST 10 ACRES OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM THE SOUTH 10 FEET THEREOF, AND ALSO EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

OWNERS POLICY
POLICY # OPM-2828064
EFFECTIVE DATE: JUNE 9, 2006 AT 2:33 PM

EXHIBIT "A"

ALL THAT CERTAIN LAND LOCATED AND SITUATE IN ST LUCIE COUNTY, FLORIDA, VZ:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE A DISTANCE OF 1282.84 FEET MORE OR LESS; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 794.54 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

OWNER POLICY
POLICY # OPM-2828062
EFFECTIVE DATE: MAY 23, 2006 AT 2:45 PM

EXHIBIT "A"

PARCEL 1
ST. LUCIE COUNTY, FLORIDA PARCEL ID NO. 2428-331-0001-030/3
TRACT#3
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE A DISTANCE OF 1282.84 FEET MORE OR LESS, THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 1007.34 FEET MORE OR LESS WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

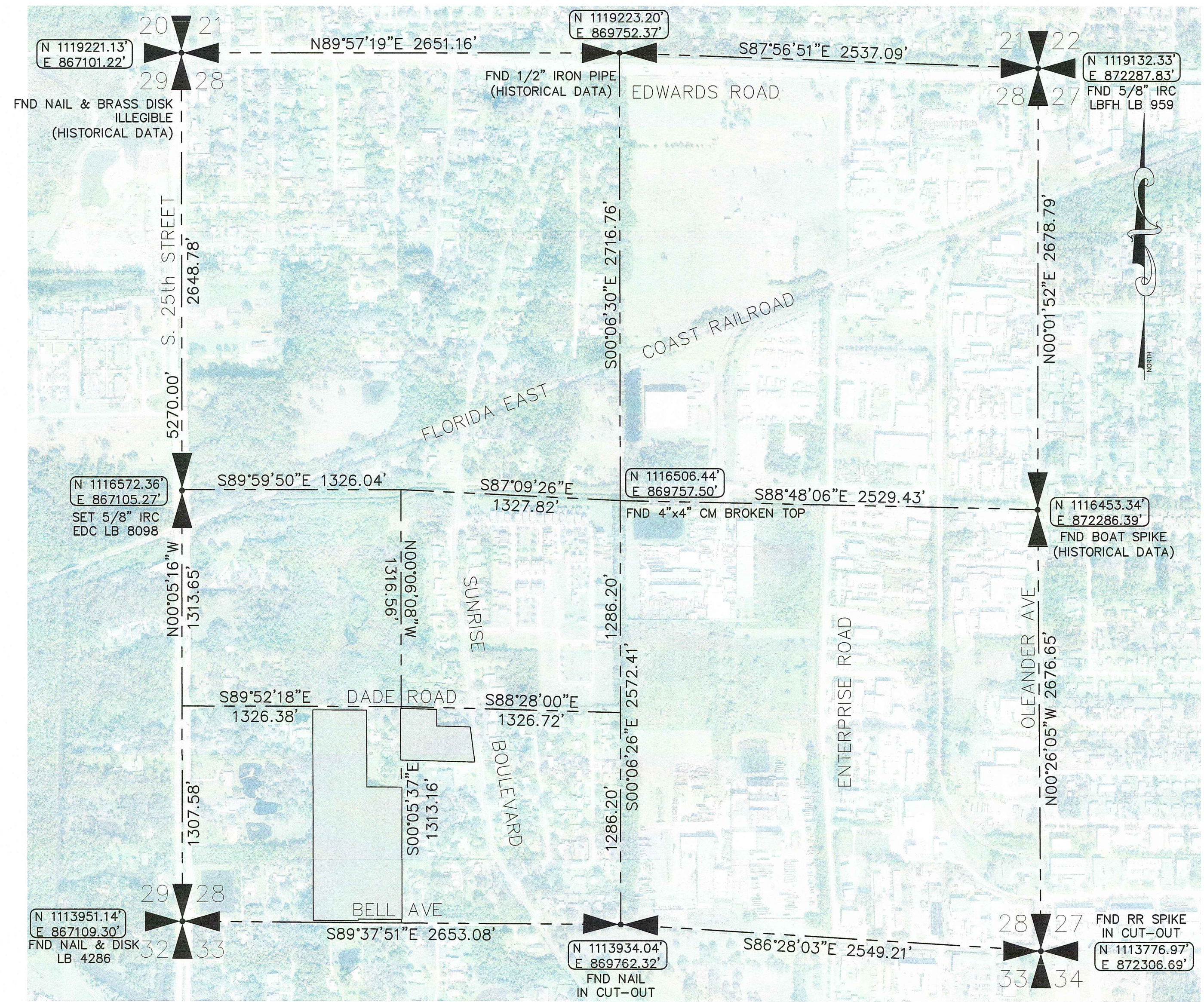
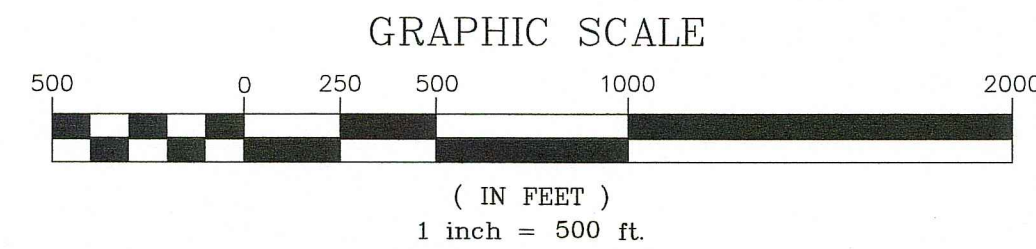
TRACT#4
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE A DISTANCE OF 1282.84 FEET MORE OR LESS, THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 900.94 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

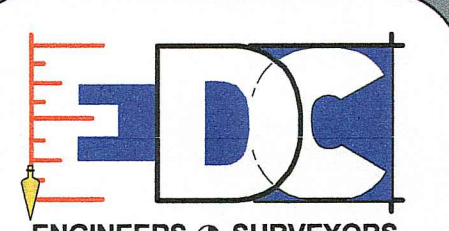
PARCEL 2:
ST. LUCIE COUNTY, FLORIDA PARCEL ID NO. 2428-701-0003-000/3
LOTS 3 AND 5, OF CLYATT'S SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
St. Lucie County, Florida Parcel ID No. 2428-701-0004-000/0
Lot 4, CLYATT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 15.595 ACRES (TOTAL), MORE OR LESS.

Michael T. Owen
MICHAEL T. OWEN, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556





**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com


F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	CHECKED BY	FILE NAME	LAYOUT	SCALE	DATE
INTO	SV	15-302828-446_SV.dwg	AS SHOWN	AS SHOWN	March 11, 2021

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

RECORD INFORMATION
SEC. 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST
SAINT LUCIE COUNTY, FLORIDA

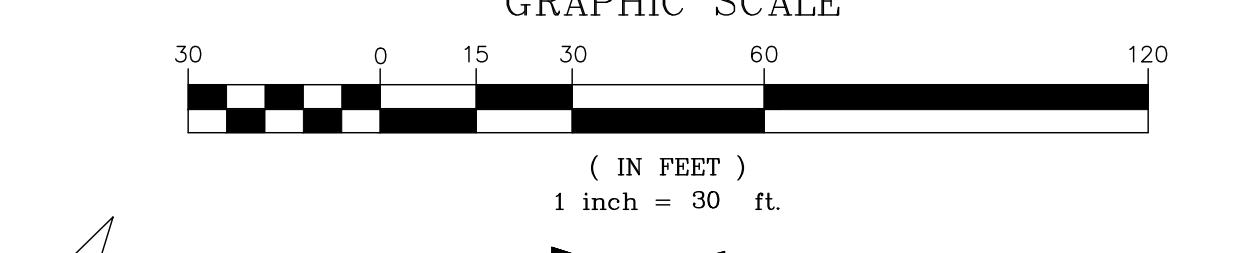
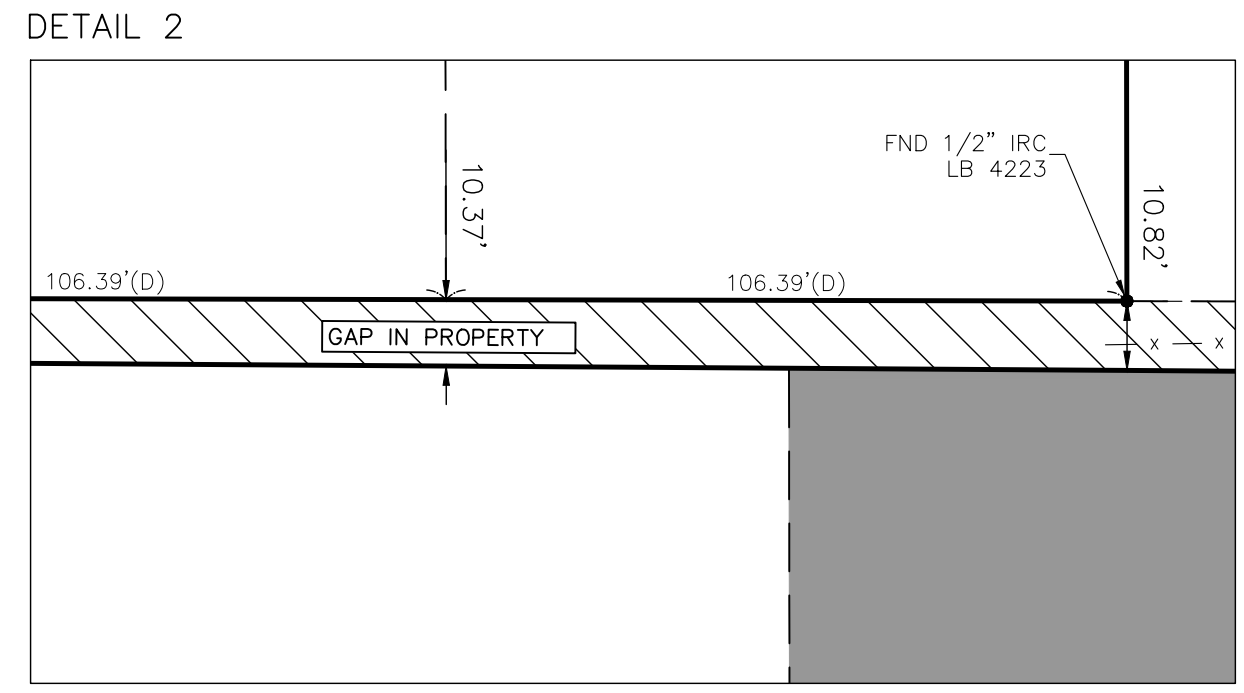
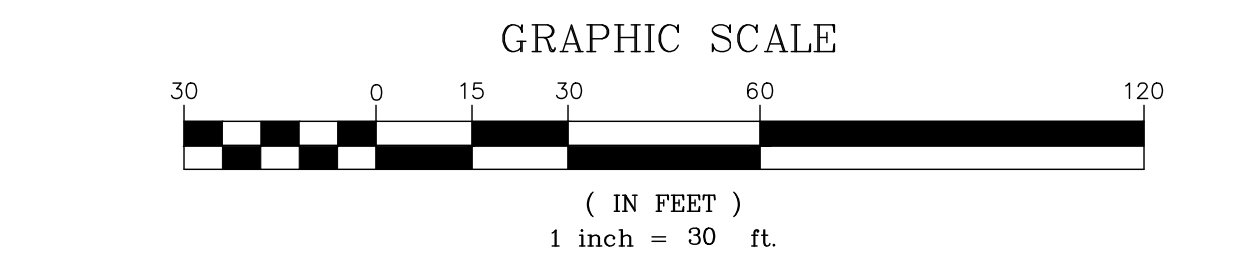
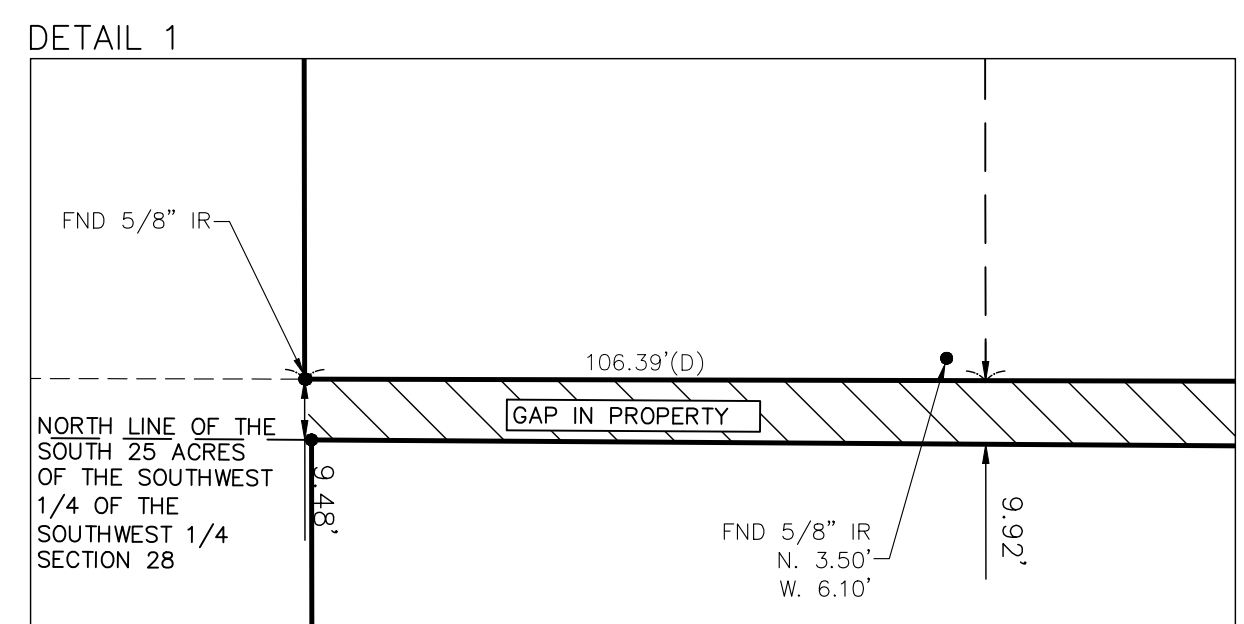
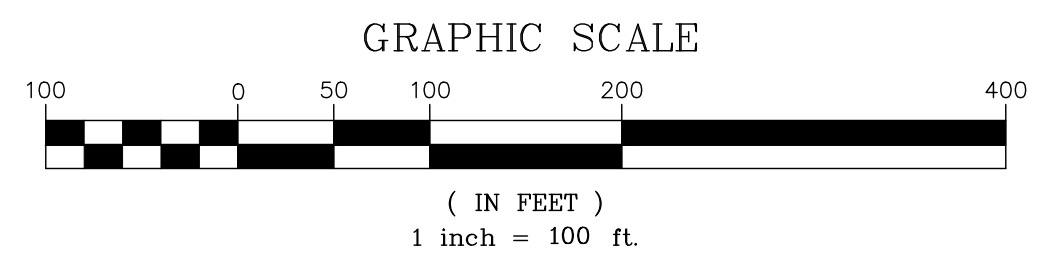
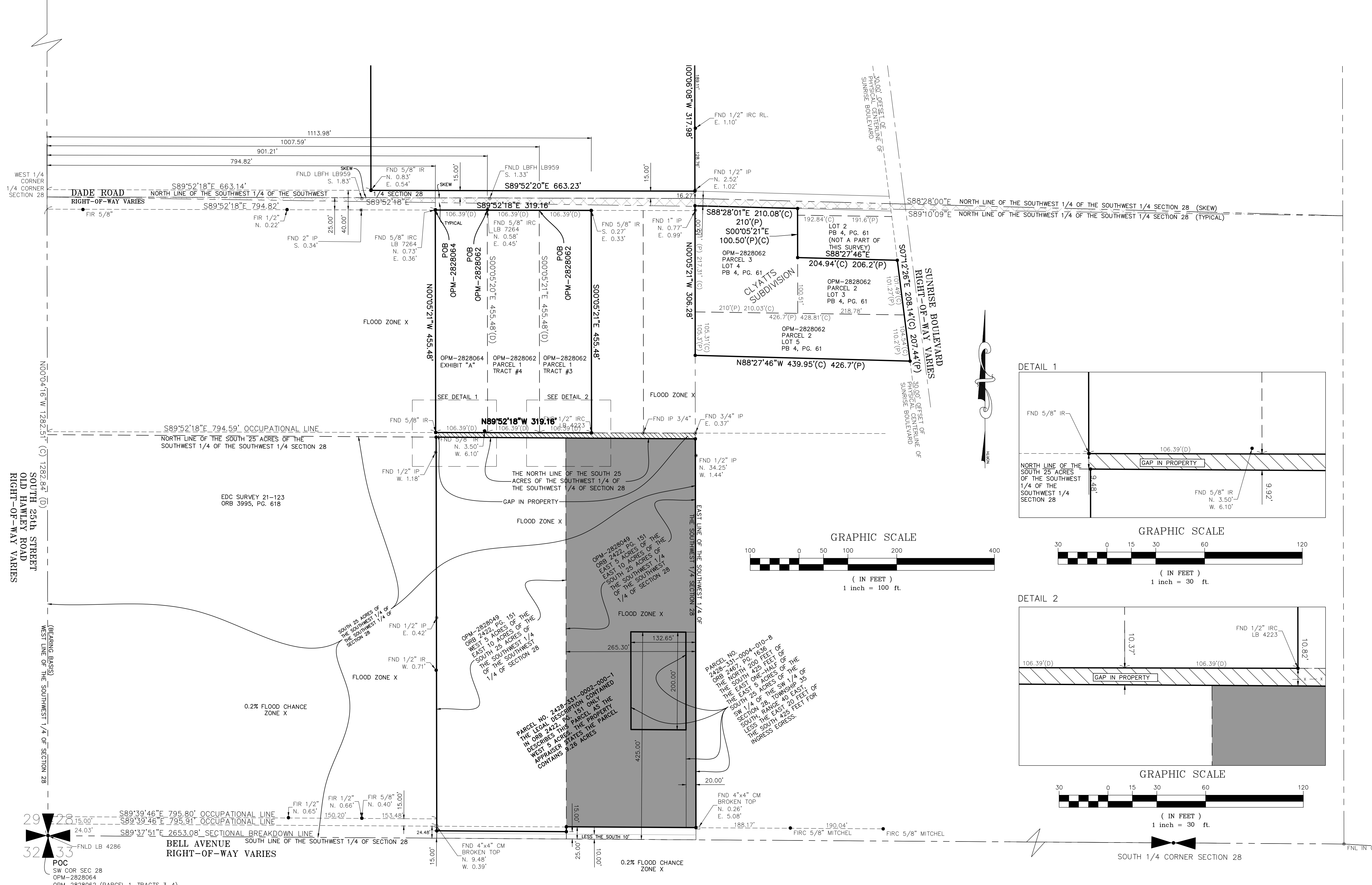


10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-446

1 OF 4

BOUNDARY AND TREE SURVEY FOR: PRIVILEGE DEVELOPMENT



Z:\EDC\2019\19-332 - Privilege Dev - Dade Road North Property\SURVEYS\Draw - POC\SW\19-332\20-146.dwg, 3/18/2021 4:48 PM
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 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OR IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC-INC. SHALL BE WITHOUT LIABILITY TO EDC-INC.



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
 10250 VILLAGE PARKWAY
 UNIT 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	MD
CHECKED BY	SV
FIELD CREW	19-332\20-146 SV\MD
FILE NAME	
LAYOUT	
SCALE	AS SHOWN
DATE	March 11, 2021

ADDED OCCUPATIONAL LINES AND ACREAGE	02/22/2021
REVISION COMMENTS	

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

RECORD INFORMATION
SEC. 28, TWSHP. 35 SOUTH, RGE. 40 EAST
 SAINT LUCIE COUNTY, FLORIDA



10250 VILLAGE PARKWAY
 UNIT 201
 PORT ST. LUCIE, FL 34987
 772-462-2455

20-446

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BOUNDARY AND TREE SURVEY FOR: PRIVILEGE DEVELOPMENT



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY: MTD
CHECKED BY: SV
FIELD CREW: 19-3528/20-448, SV, AWG
FILE NAME: LAYOUT
LAYOUT: AS SHOWN
SCALE: AS SHOWN
DATE: March 11, 2021

DATE	REVISION COMMENTS
02/22/2021 <td>ADDED OCCUPATIONAL LINES AND INCREASE</td>	ADDED OCCUPATIONAL LINES AND INCREASE

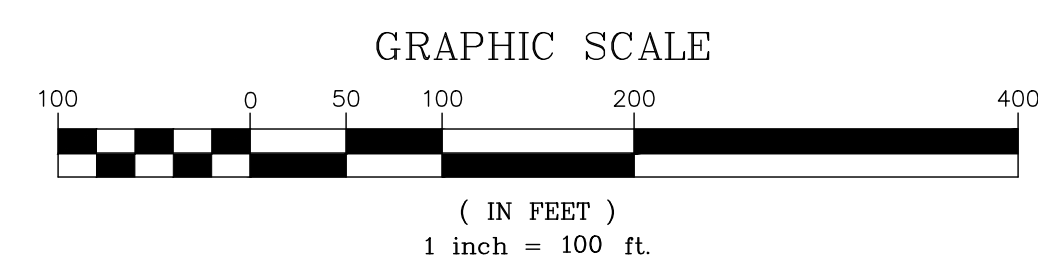
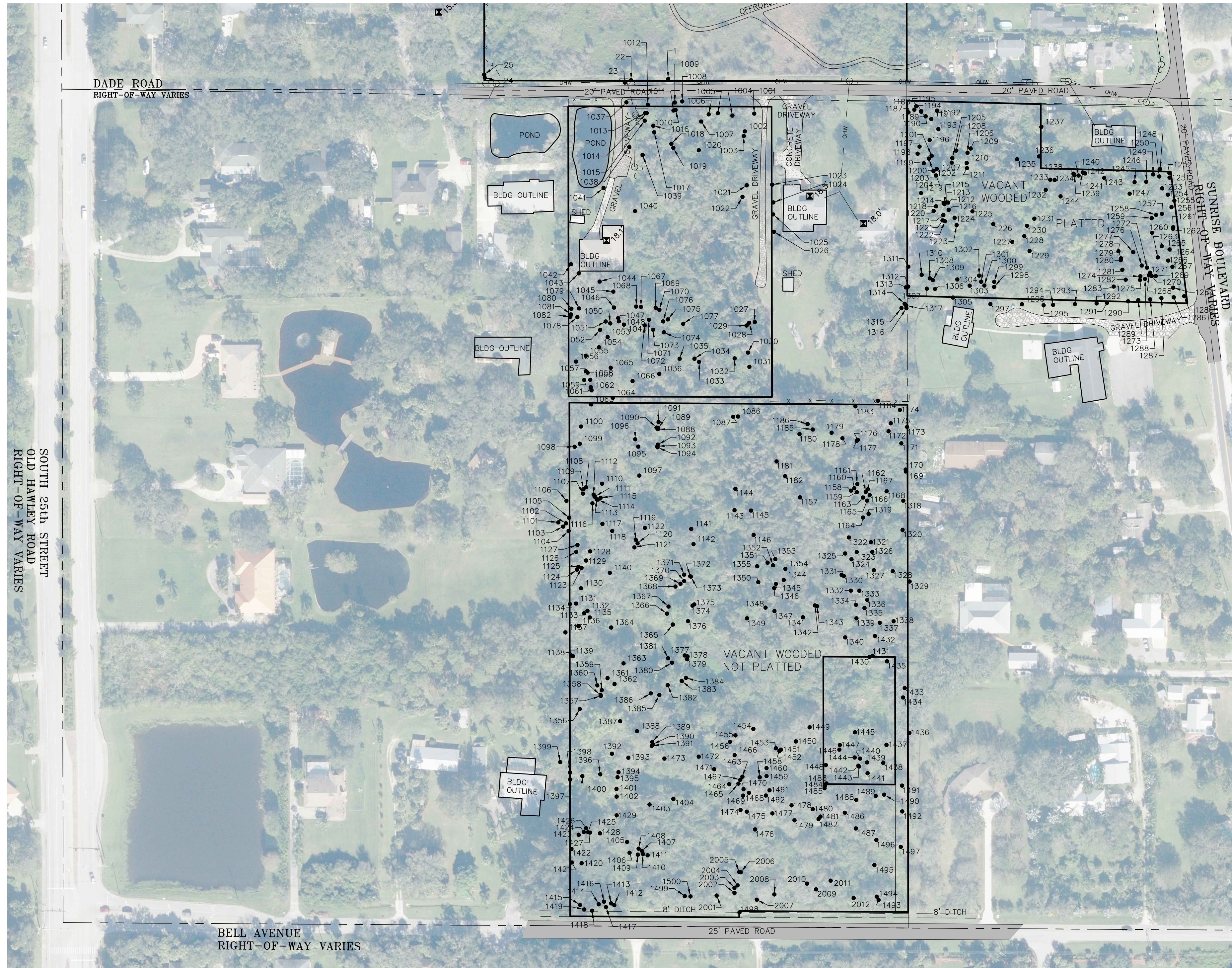
BOUNDARY AND TREE SURVEY
FOR: PRIVILEGE DEVELOPMENT
RECORD INFORMATION
SEC. 28, TOWNSHIP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA



10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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20-446

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Z:\EDC\2019\19-352 - Privilege Dev - Dade Road North Property\SURVEY\Drawings\19-352\20-446_SV.dwg, 3/10/2021 4:49 PM
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BOUNDARY AND TREE SURVEY FOR: PRIVILEGE DEVELOPMENT



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ENVIRONMENTAL**

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DRAWN BY	MTD
CHECKED BY	SV
FIELD CREW	19-352420-446 SV, DMG
FILE NAME	
LAYOUT	
AS SHOWN	
SCALE	
DATE	March 11, 2021

ADDED OCCUPATIONAL LINES AND CREEKS	
REVISION COMMENTS	
DATE	02/22/2021

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

RECORD INFORMATION
SEC. 28, TWSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA



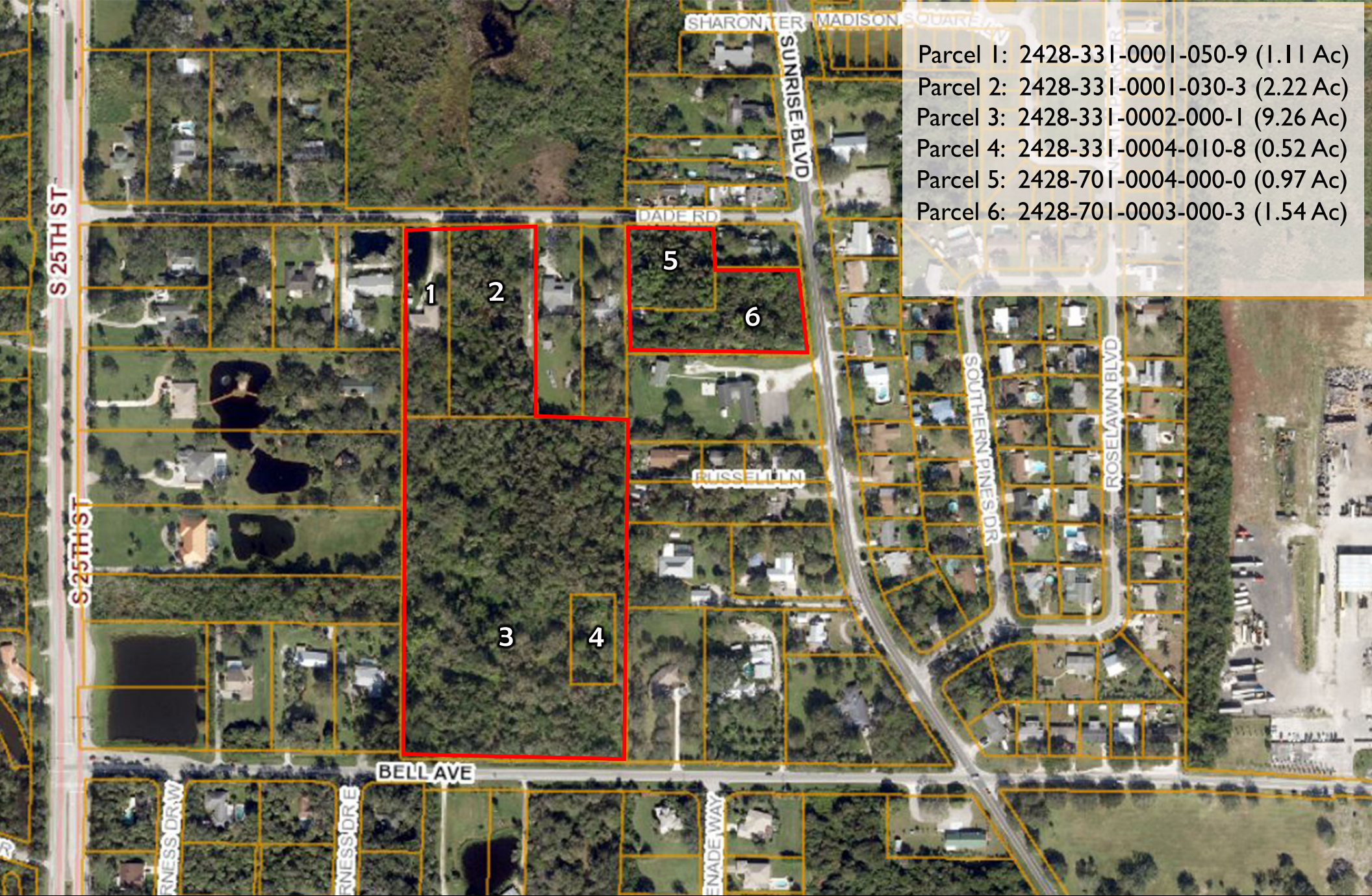
**ENGINEERS & SURVEYORS
ENVIRONMENTAL**

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-446

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TAG NUMBER	NORTHING	EASTING	DBH	TYPE
1	1115275	868059		CABBAGE PALM
22	1115273	868001		CABBAGE PALM
23	1115269	867991		CABBAGE PALM
24	1115276	867771		CABBAGE PALM
25	1115282	867770		CABBAGE PALM
1001	1115220	868194	24	OAK
1002	1115192	868179		CABBAGE PALM
1003	1115185	868178	48	OAK
1004	1115217	868160	16	PINE
1005	1115221	868137	16	PINE
1006	1115219	868123	25	OAK
1007	1115208	868111	14	PINE
1008	1115239	868081		CABBAGE PALM
1009	1115238	868069		CABBAGE PALM
1010	1115226	868071		CABBAGE PALM
1011	1115225	868067		CABBAGE PALM
1012	1115234	868027		CABBAGE PALM
1013	1115221	868023		CABBAGE PALM
1014	1115221	868025		CABBAGE PALM
1015	1115209	868022	15	PINE
1016	1115201	868036		CABBAGE PALM
1017	1115191	868037	14	PINE
1018	1115173	868064	14	PINE
1019	1115167	868067		CABBAGE PALM
1020	1115163	868107	16	PINE
1021	1115108	868182		QUEEN PALM
1022	1115090	868176		QUEEN PALM
1023	1115109	868222	36	OAK
1024	1115081	868224	24	OAK
1025	1115062	868224	18	OAK
1026	1115035	868225	14	OAK
1027	1114893	868195	16	PINE
1028	1114892	868186		CABBAGE PALM
1029	1114888	868182		CABBAGE PALM
1030	1114845	868184	18	PINE
1031	1114823	868186	24	PINE
1032	1114836	868163	18	OAK
1033	1114831	868107	24	OAK
1034	1114836	868100	18	PINE
1035	1114836	868077	14	PINE
1036	1114812	868045	14	PINE
1037	1115238	867993		CABBAGE PALM
1038	1115168	867998	16	OAK
1039	1115155	868019		CABBAGE PALM
1040	1115067	868007	20	OAK
1041	1115104	867958		CABBAGE PALM
1042	1114634	867906		CABBAGE PALM
1043	1114970	867919	34	OAK
1044	1114957	867951	27	OAK
1045	1114941	867973	26	OAK
1046	1114916	867974	19	PINE
1047	1114900	867981	14	PINE
1048	1114894	867982	14	PINE
1049	1114889	867989	14	PINE
1050	1114609	867940		CABBAGE PALM
1051	1114894	867961	15	OAK
1052	1114881	867952	15	PINE
1053	1114870	867964	18	OAK
1054	1114854	867950	20	PINE
1055	1114840	867930		CABBAGE PALM
1056	1114831	867914		CABBAGE PALM
1057	1114816	867930	19	PINE
1058	1114814	867932	18	PINE
1059	1114802	867927	14	PINE
1060	1114803	867937	18	PINE
1061	1114791	867937	14	PINE
1062	1114786	867939	16	PINE
1063	1114764	867938	72	OAK
1064	1114774	867972	22	OAK
1065	1114822	867969	26	OAK
1066	1114801	868003	15	PINE
1067	1114917	868016	18	PINE
1068	1114918	868009	15	OAK
1069	1114916	868039	14	PINE
1070	1114912	868045	16	OAK
1071	1114897	868029	14	PINE
1072	1114888	868022	14	PINE
1073	1114881	868035		CABBAGE PALM
1074	1114877	868052	18	PINE
1075	1114897	868059	18	PINE
1076	1114894	868051		CABBAGE PALM
1077	1114891	868082	16	PINE
1078	1114901	867917		CABBAGE PALM
1079	1114915	867919	19	OAK
1080	1114914	867907	14	OAK
1081	1114905	867906	16	OAK
1082	1114902	867905	27	OAK
1086	1114745	868169	16	PINE
1087	1114745	868161	14	OAK
1088	1114725	868043		QUEEN PALM
1089	1114727	868043		QUEEN PALM
1090	1114728	868041		QUEEN PALM
1091	1114736	868044		QUEEN PALM
1092	1114701	868043		QUEEN PALM
1093	1114698	868042		QUEEN PALM
1094	1114697	868042		QUEEN PALM
1095	1114698	868012		CABBAGE PALM
1096	1114709	868007	36	OAK
1097	1114652	868014	28	PINE
1098	1114638	867912		CABBAGE PALM
1099	1114720	867920		CABBAGE PALM
1100	1114729	867922	28	OAK
1101	1114579	867887		CABBAGE PALM
1102	1114578	867899		CABBAGE PALM
1103	1114572	867894	20	PINE
1104	1114565	867903	16	OAK
1105	1114586	867904	14	PINE
1106	1114613	867899	24	PINE
1107	1114624	867925	17	PINE
1108	1114634	867930	24	PINE
1109	1114631	867926		CABBAGE PALM
1110	1114640	867955		CABBAGE PALM
1111	1114619	867944		CABBAGE PALM
1112	1114623	867942	14	PINE
1113	1114615	867947	15	PINE
1114	1114615	867949	15	PINE
1115	1114618	867953	18	PINE
1116	1114609	867940		CABBAGE PALM
1117	1114577	867956	20	PINE
1118	1115212	868472	14	OAK
1119	1114552	868008	36	OAK
1120	1114546	868011		CABBAGE PALM
1121	1114540	868006		CABBAGE PALM
1122	1114570	868023	36	OAK
1123	1114508	867923	24	PINE
1124	1114505	867916		CABBAGE PALM
1125	1114509	867918		CABBAGE PALM
1126	1114543	867915		CABBAGE PALM
1127	1114544	867917		QUEEN PALM
1128	1114534	867937		CABBAGE PALM
1129	1114519	867930		CABBAGE PALM
1130	1114476	867922	14	PINE
1131	1114452	867914	24	PINE
1132	1114440	867932	16	PINE
1133	1114436	867927		CABBAGE PALM
1134	1114451	867905		CABBAGE PALM
1135	1114430	867936		CABBAGE PALM
1136	1114417	867918		CABBAGE PALM
1137	1114406	867898		CABBAGE PALM
1138	1114370	867906		CABBAGE PALM
1139	1114369	867910		CABBAGE PALM
1140	1114500	867967	33	OAK
1141	1114509	868005		QUEEN PALM
1142	1114545	868009	60	OAK
1143	1114508	868163	18	PINE
1144	1114632	868163		CABBAGE PALM
1145	1114598	868189	18	PINE
1146	1114559	868193	16	OAK
1147	1114618	868206		CABBAGE PALM
1148	1114549	868193	16	OAK
1149	1114506	868456		CABBAGE PALM
1150	1114494	868476	14	OAK
1151	1114494	868490		CABBAGE PALM
1152	1114426	868355	18	PINE
1153	1114633	868351	19	OAK
1154	1114639	868356		CABBAGE PALM
1155	1114627	868369		CABBAGE PALM
1156	1114628	868365		CABBAGE PALM
1157	1114617	868373	16	PINE
1158	1114628	868402	16	PINE
1159	1114626	868432	16	PINE
1160	1114633	868351	19	OAK
1161	1114639	868356		CABBAGE PALM
1162	1114627	868369		CABBAGE PALM
1163	1114618	868365		CABBAGE PALM
1164	1114587	868365		CABBAGE PALM
1165	1114613	868371	18	PINE
1166	1114622	868373	16	PINE
1167	1114628	868402	16	PINE
1168	1114628	868402	16	PINE
1169	1114626	868432	16	PINE
1170	1114662	868432	14	OAK
1171	1114703	868425	17	PINE
1172	1114722	868405		CABBAGE PALM
1173	1114729	868434		CABBAGE PALM
1174	1114755	868423	24	OAK
1175	1114734	868408		CABBAGE PALM
1176	1114708	868357		CABBAGE PALM
1177	1114707	868355		CABBAGE PALM
1178	1114711	868333		CABBAGE PALM
1179	1114720	868316	14	PINE
1180	1114718	868265	14	PINE
1181	1114675	868229	16	OAK
1182	1114652	868234	24	OAK
1183	1114761	868353	24	PINE
1184	1114770	868388		CABBAGE PALM
1185	1114725	868286	14	PINE
1186	1114733	868278		CABBAGE PALM
1187	1115222	868436	18	OAK
1188	1115226	868445	18	OAK
1189	1115223	868456	18	OAK
1190	1115216	868463	14	OAK
1191	1115212	868472	14	OAK
1192	1115225	868481	16	OAK
1193	1115196	868483	18	OAK
1194	1115224	868456		CABBAGE PALM
1195	1115232	868448		CABBAGE PALM
1196	1115179	868469	16	OAK
1197	1115169	868454	20	OAK
1198	1115157	868451	20	OAK
1199	1115142	868460	20	OAK
1200	1115150	868468		CABBAGE PALM
1201	1115154	868473		CABBAGE PALM
1202	1115134	868481		CABBAGE PALM
1203	1115130	868475		CABBAGE PALM
1204	1115123	868480		CABBAGE PALM
1205	1115151	868495		CABBAGE PALM
1206	1115159	868529		CABBAGE PALM
1207	1115143	868504	14	OAK
1208	1115162	868511		CABBAGE PALM
1209	1115165	868534		CABBAGE PALM
1210	1115143	868528		CABBAGE PALM
1211	1115135	868528		CABBAGE PALM
1212	1115081	868499		CABBAGE PALM
1213	1115081	868496		CABBAGE PALM
1214	1115080	868491		CABBAGE PALM
1215	1115078	868493		CABBAGE PALM
1216	1115069	868499	24	OAK
1217	1115061	868491		CABBAGE PALM
1218	1114960	868479		CABBAGE PALM
1219	1115096	868456		CABBAGE PALM
1220	1115068	868476	14	OAK
1221	1115052	868490		CABBAGE PALM
1222	1115053	868493		CABBAGE PALM
1223	1115045	868512		CABBAGE PALM
1224	1115056	868519		CABBAGE PALM
1225	1115067	868537		CABBAGE PALM
1226	1114926	868569</		



- Parcel 1: 2428-331-0001-050-9 (1.11 Ac)
- Parcel 2: 2428-331-0001-030-3 (2.22 Ac)
- Parcel 3: 2428-331-0002-000-1 (9.26 Ac)
- Parcel 4: 2428-331-0004-010-8 (0.52 Ac)
- Parcel 5: 2428-701-0004-000-0 (0.97 Ac)
- Parcel 6: 2428-701-0003-000-3 (1.54 Ac)

Privilege Development - South

Location Map

Fort Pierce, FL

