



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: 4145 S. US Highway 1, Fort Pierce, FL 34982

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

Property Tax ID: 2434-314-0003-000-4 (Parcels 5 & 6)

3. Size of described property: 0.755 ac (32,908 SF)

4. Project description: The proposed annexation seeks to correct a clerical issue that occurred with the original property annexation to the City of Fort Pierce back in 2007. Which excluded the two parcels: parcel 5:0.451ac (19,646 sf) & parcel 6: 0.304 ac (13.626sf)


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

6. Current St. Lucie County Zoning: C3

7. Is this a Historic property? No

8. Appraised value: \$3,200,000

9. Name of Owner(s): Jetson Investment, Inc.

Signature of Owner(s) 

Mailing Address: 4145 S US Highway 1

City Fort Pierce State FL Zip 34982

Phone 772-464-7050 Fax N/A

10. Name of Representative: Ryan McLean, E.I.
Signature of representative: _____
Mailing Address: 1835 20th Street
City) Vero Beach State FL Zip 32960
Phone 772-569-0035 Fax N/A
E-mail: ryanm@mbveng.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: _____	

This Instrument Prepared by and Return to:
Gonano & Harrell
1600 SOUTH FEDERAL HIGHWAY, SUITE 200
FORT PIERCE, FLORIDA 34950
Our File No. 1565.035
Florida Documentary Stamps have been paid hereon.

_____ Space above this line for Recording Data _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 16th day of **June, 2020** by **Marilyn L. Richards, an un-remarried widow** hereinafter called the Grantor, to **Jetson Investments, Inc., a Florida corporation** whose post office address is **4145 U.S. 1, Fort Pierce, FL 34982**, hereinafter called the Grantee:

(Wherever 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 a corporation)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$25,000.00)** 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, State of Florida, viz.:

SEE EXHIBIT "A"

SUBJECT TO: all restrictions, reservations, covenants, conditions, easements, mortgages and liens of record; all governmental zoning regulations, resolutions, and ordinances; and taxes accruing subsequent to December 31, 2019.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

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

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

This property is the homestead of Grantor.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Edward W Becht
Witness #1 Signature

Edward W. Becht
Witness #1 Printed Name

Michael K Russell
Witness #2 Signature

Michael K. Russell
Witness #2 Printed Name

x Marilyn L. Richards by
By: Elizabeth R. Russell, her attorney-in-
fact
Marilyn L. Richards by Elizabeth R. Russell, her attorney-
in-fact

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged by means of physical presence or online notarization
this 10th day of June, 2020, by Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact who
is/are personally known to me or has/have produced _____ as identification.

SEAL



EDWARD W. BECHT
Commission # GG 206856
Expires May 12, 2022
Bonded thru Budget Notary Services

Edward W Becht
Notary Public

Printed Notary Name

My Commission Expires:

EXHIBIT A

Parcel 1 (Deed Legal)

The South 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 90 feet thereof, and LESS the West 60 feet thereof, and LESS the South 25 Feet for Road Right of Way, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

AND

The West 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the South 150 feet thereof, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

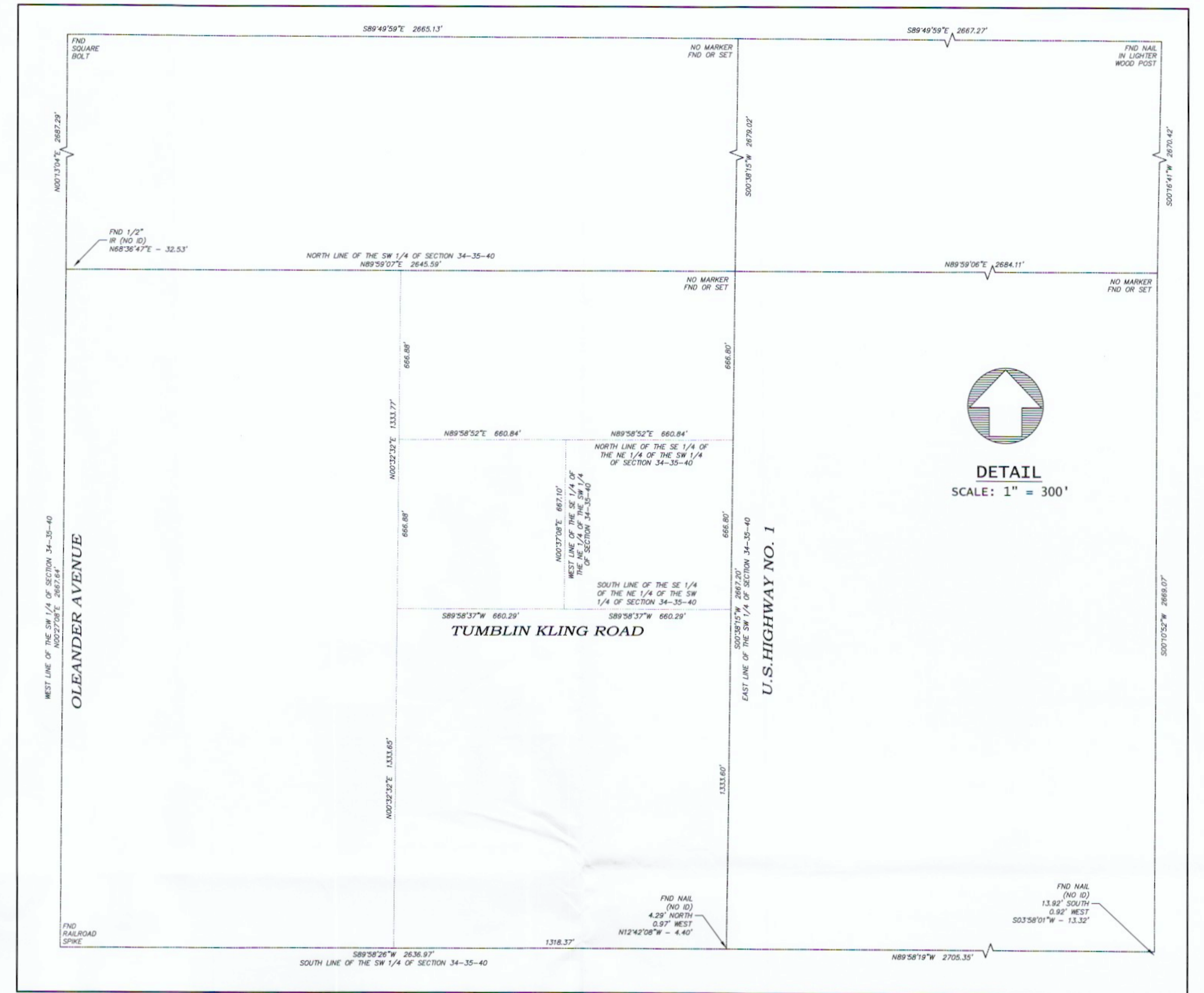
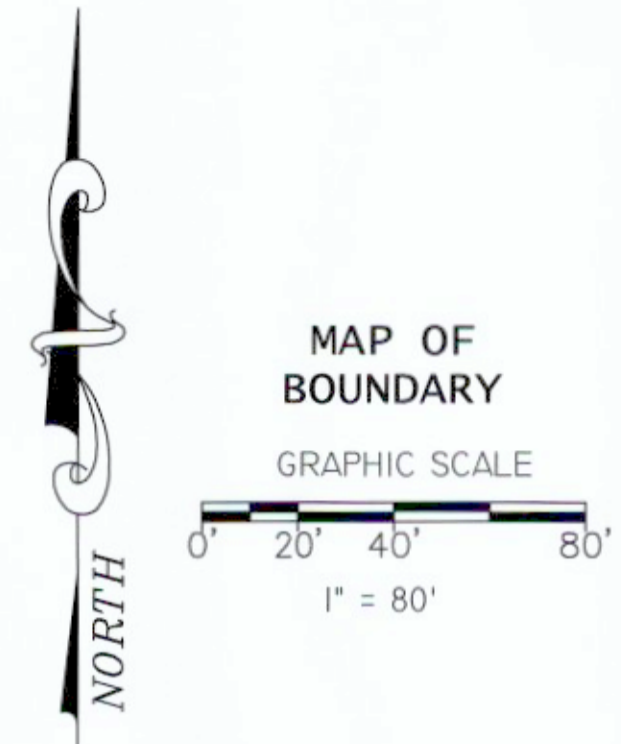
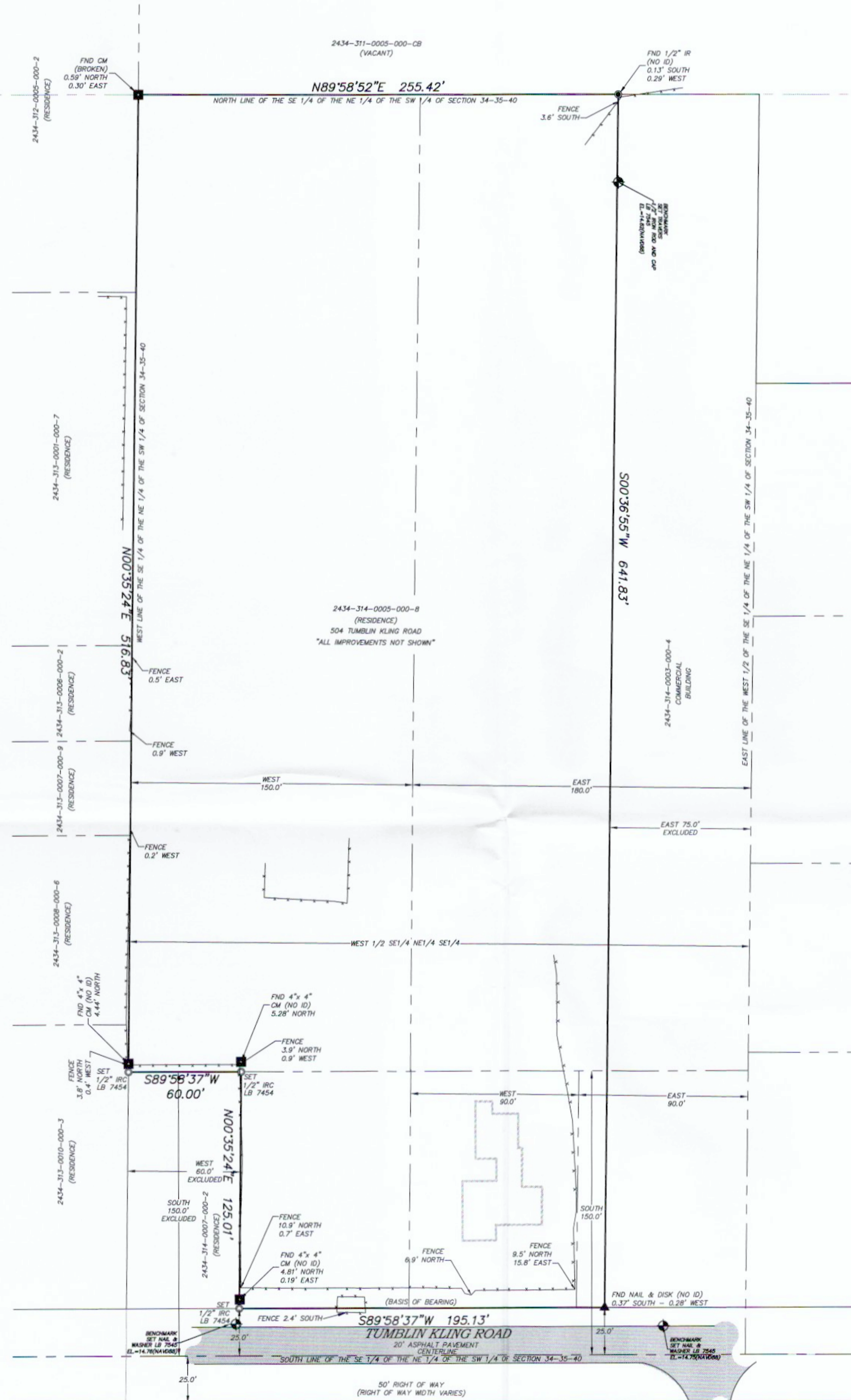
AND

The East 180 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 90 feet of the South 150 feet thereof, and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

Parcel 2 (Overall Parcel per property appraiser)

W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 60 feet of the South 150 feet thereof and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

*24/3
6-10-20*



LEGAL DESCRIPTION (ORB 3453, PG. 974):

THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 90 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO INCLUDING

THE WEST 90 FEET OF THE SOUTH 150 FEET THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

(OVERALL PARCEL ALSO DESCRIBED AS):

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 60 FEET OF THE SOUTH 150 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- 1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- 2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
- 3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
- 4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- 5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- 6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189J, DATED FEBRUARY 16, 2012.
- 7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NOS BENCHMARK Y 430 (PID A77511) AT AN ELEVATION OF 13.45 FEET (NAVD88).
- 8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'06"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.
- 9.) COMMONWEALTH LAND TITLE COMMITMENT ORDER NUMBER: 8461771, DATED 05/28/2020 WAS PROVIDED AND REVIEWED BY SURVEYOR.

LEGEND	
BB = BOTTLEBRUSH	OHW = OVERHEAD WIRE
BFP = BACKFLOW PREVENTER	O.R.B. = OFFICIAL RECORDS BOOK
BOC = BACK OF CURB	(P) = PLAT
BWF = BARBED WIRE FENCE	P.B. = PLAT BOOK
CLF = CHAIN LINK FENCE	PERF = PERFORATED
CLP = CONCRETE LIGHT POLE	PG. = PAGE
CM = CONCRETE MONUMENT	PM = PALM
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RPZ = REVERSE PRESSURE ZONE
C/S = CONCRETE SLAB	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	SRVYED = SURVEYED
DDCV = DOUBLE DETECTOR CHECK VALE	SOFT. = SOFTENER
EL = ELEVATION	SS = SANITARY SEWER
ELEC. = ELECTRIC	SSCO = SANITARY SEWER CLEAN-OUT
EM = ELECTRIC METER	TC = TOP CONCRETE PARKING
EP = EDGE OF PAVEMENT	TOB = TOP OF BANK
FFE = FINISHED FLOOR ELEVATION	TOS = TOP OF SLOPE
FM = FORCE MAIN	TRNS = TRANSFORMER
FND. = FOUND	TW = TOP WALK
GEN. = GENERATOR	UG = UNDERGROUND
GV = GATE VALVE	WD = WOOD FENCE
H/C = HANDICAP	WL = WATER LINE
HW = HEADWALL	WM = WATER METER
ID = IDENTIFICATION	
IP = IRON PIPE	● = CABLE RISER
IR = IRON ROD	● = FIRE HYDRANT
ICV = IRRIGATION CONTROL VALVE	— = GUY ANCHOR
IRC = IRON ROD WITH CAP	— = UTILITY POLE
LB = LICENSED BUSINESS	— = WATER GATE VALVE IN 2'x2' CONCRETE
LP = LIGHT POLE	— = WATER METER
LS = LICENSED SURVEYOR	— = WATER METER
MH = MANHOLE	— = GATE VALVE
PT = PINE TREE	
★ = PALM TREE	
○ = OAK TREE	
⊙ = HARDWOOD	

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
 CERTIFICATE OF AUTHORIZATION No. LB 7545
 1835 20TH STREET, VERO BEACH, FLORIDA 32960
 PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
RECERTIFIED	6/16/2020

504 TUMBLIN KLING ROAD
 CERTIFIED TO:
 COMMONWEALTH LAND TITLE INSURANCE COMPANY
 LAW OFFICES OF GOWLAND & HARRELL
 MARLYN L. RICHARDS
 JETSON INVESTMENTS, INC., A FLORIDA CORPORATION
 EDWARD W. BECHT, P.A.

FIELD BOOK	DRAWN
72	RAF
PAGE(S)	SCALE
31-48	(AS NOTED)
FIELD DATE	JOB #
01/20/20	IRS-19-408

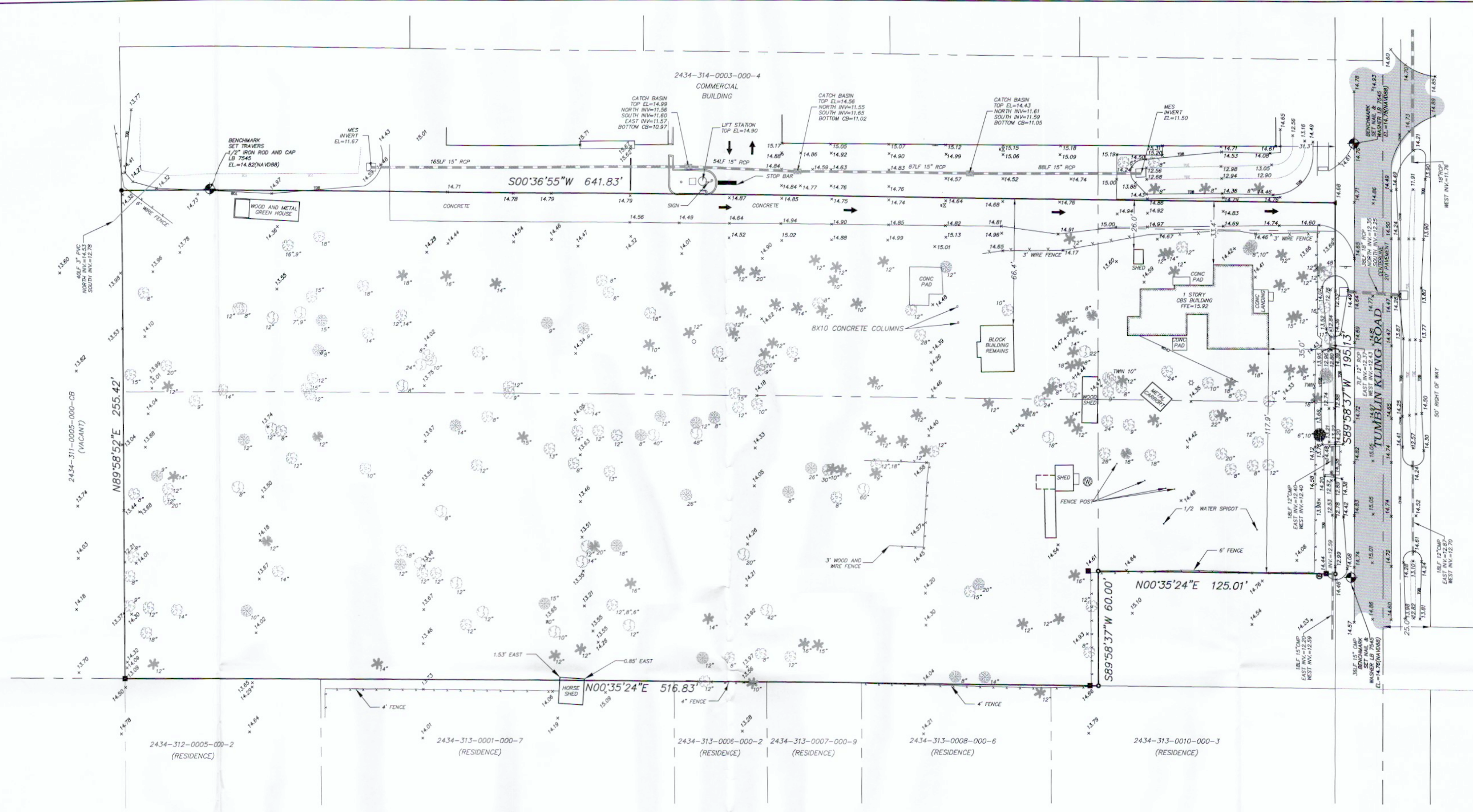
SHEET
1
 OF
2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVE CARTECHINE, 154895
 FLORIDA REGISTERED LAND SURVEYOR

07/06/2020
 DATE

NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2



**MAP OF
BOUNDARY
&
TOPOGRAPHIC
SURVEY**

NORTH

GRAPHIC SCALE
0' 15' 30' 60'
1" = 30'

LEGEND	
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BOC = BACK OF CURB	(P) = PLAT
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LS = LICENSED SURVEYOR	
MI = MANNHOLE	
☼ = PINE TREE	
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🌲 = HARDWOOD	

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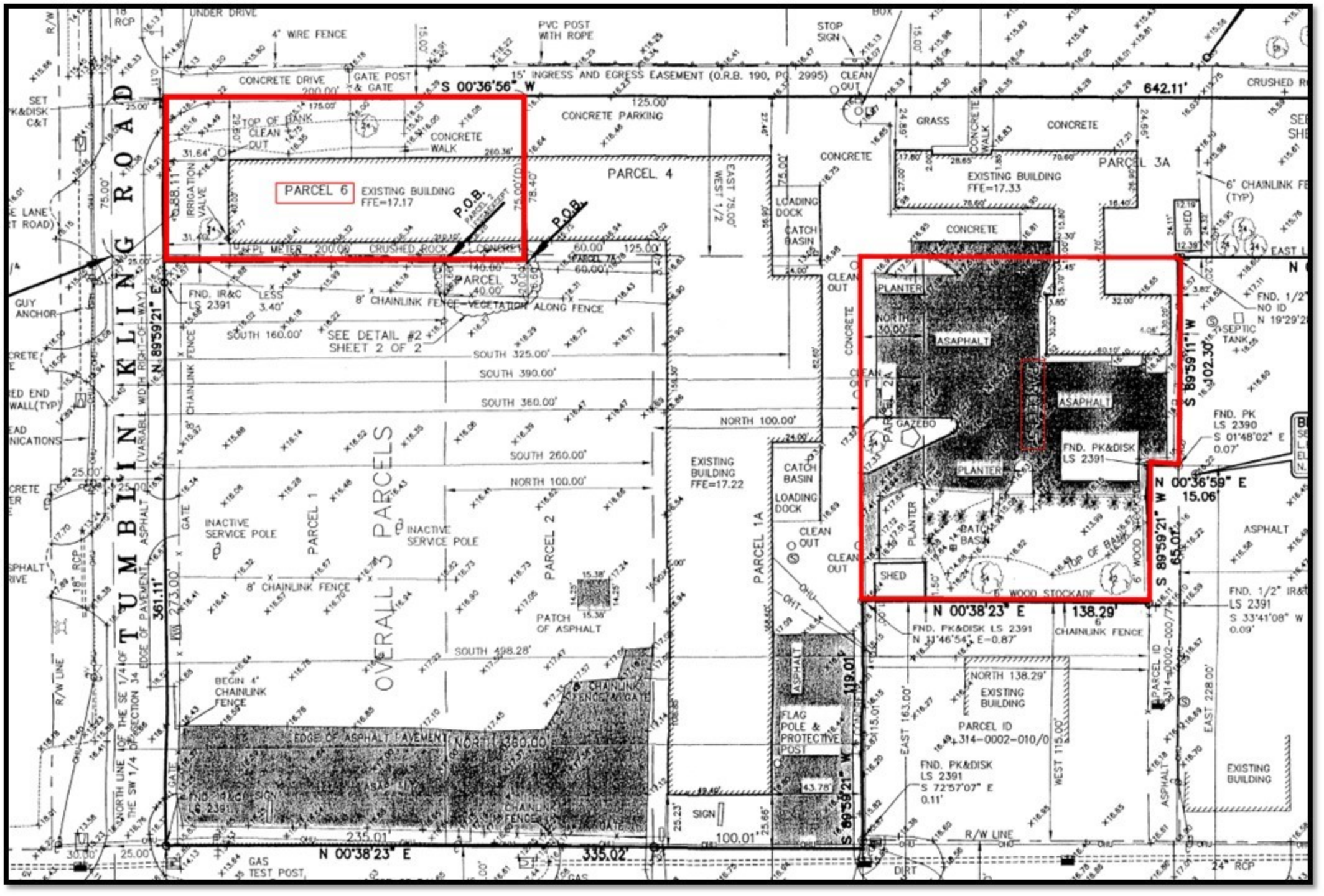
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PAGE(S)	SCALE	2
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01/20/20	IRS-19-408	

NOT VALID WITHOUT
BOTH SHEETS 1 AND 2

© LANDMARC SURVEYS PROJECTS (000-000-000-000) - 504 Tumbolin Kling Road | SURVEY (000-000-000-000) - 19-408-000-000 | 06/16/2020 - 1:10pm | SH 2



PARCEL 5

THE EAST $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 153.75 FEET, AND LESS THE SOUTH 360.00 FEET, AND LESS THE EAST 48.00 FEET FOR U.S. HIGHWAY NO. 1 RIGHT OF WAY, AND LESS THE NORTH 138.28 FEET OF THE SOUTH 498.28 FEET OF THE WEST 115.00 FEET OF THE EAST 163.00 FEET OF THE EAST $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 34, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL. TO-WIT: THE NORTH 30.00 FEET OF THE SOUTH 390.00 FEET OF THE EAST $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 163.00 FEET. AND ALSO LESS THE EAST 228.00 FEET OF THE EAST $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 153.75 FEET AND LESS THE SOUTH 498.28 FEET.

PARCEL 6: BEGIN AT THE SE CORNER OF THE W $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET, THENCE NORTH 200 FEET, THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO THE POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR TUMBLIN KLING ROAD RIGHT-OF-WAY. ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, RUN THENCE WEST 75 FEET; RUN THENCE NORTH 200 FEET; RUN THENCE EAST 78.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 16.60 FEET; THENCE RUN SOUTH 40 FEET; THENCE RUN WEST 16.60 FEET; THENCE RUN NORTH 40 FEET TO THE POINT OF BEGINNING.