



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

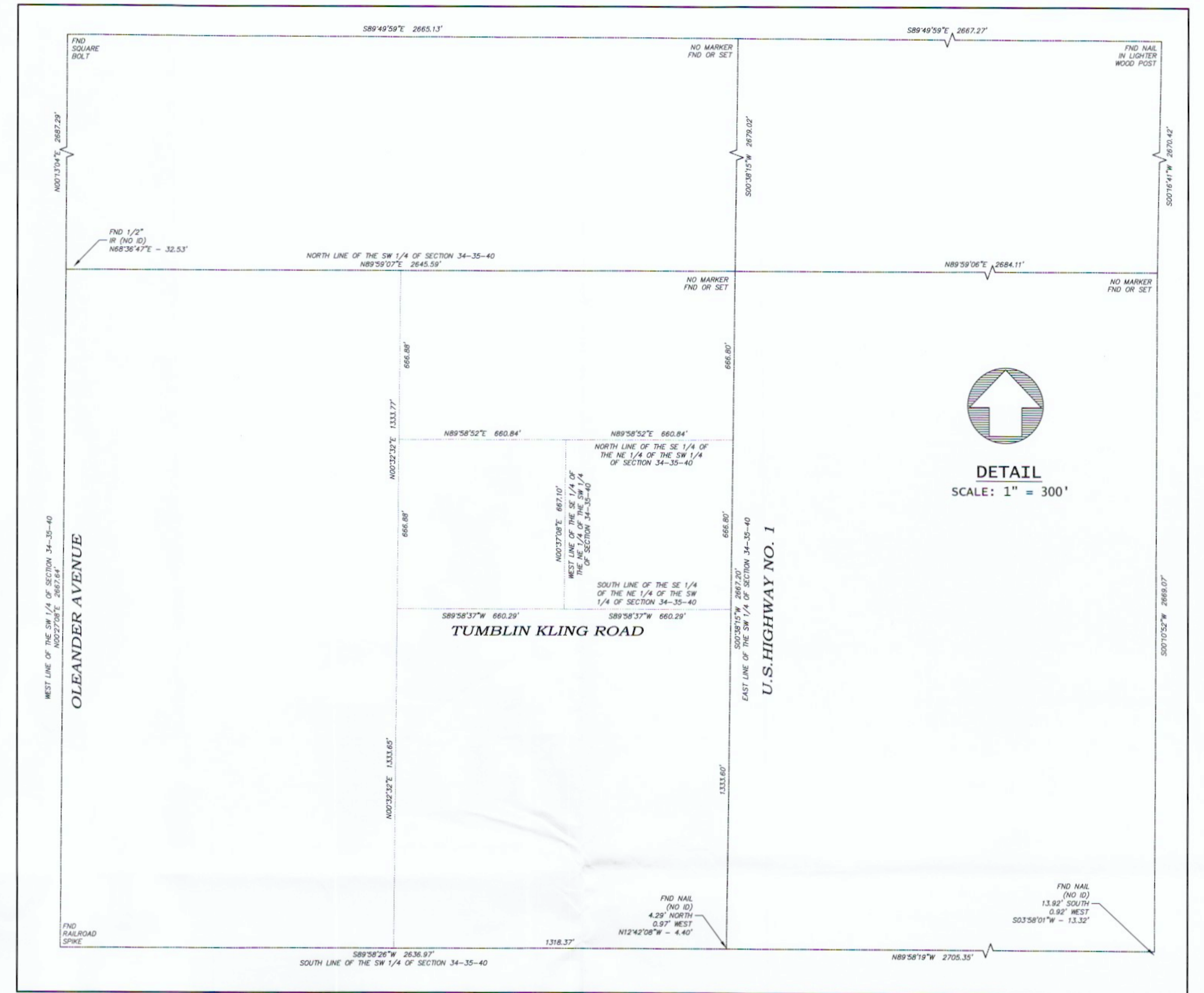
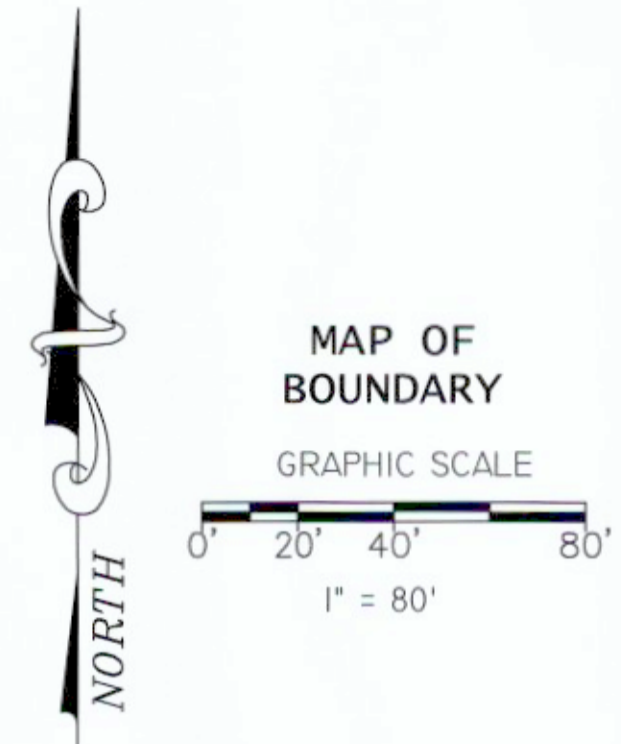
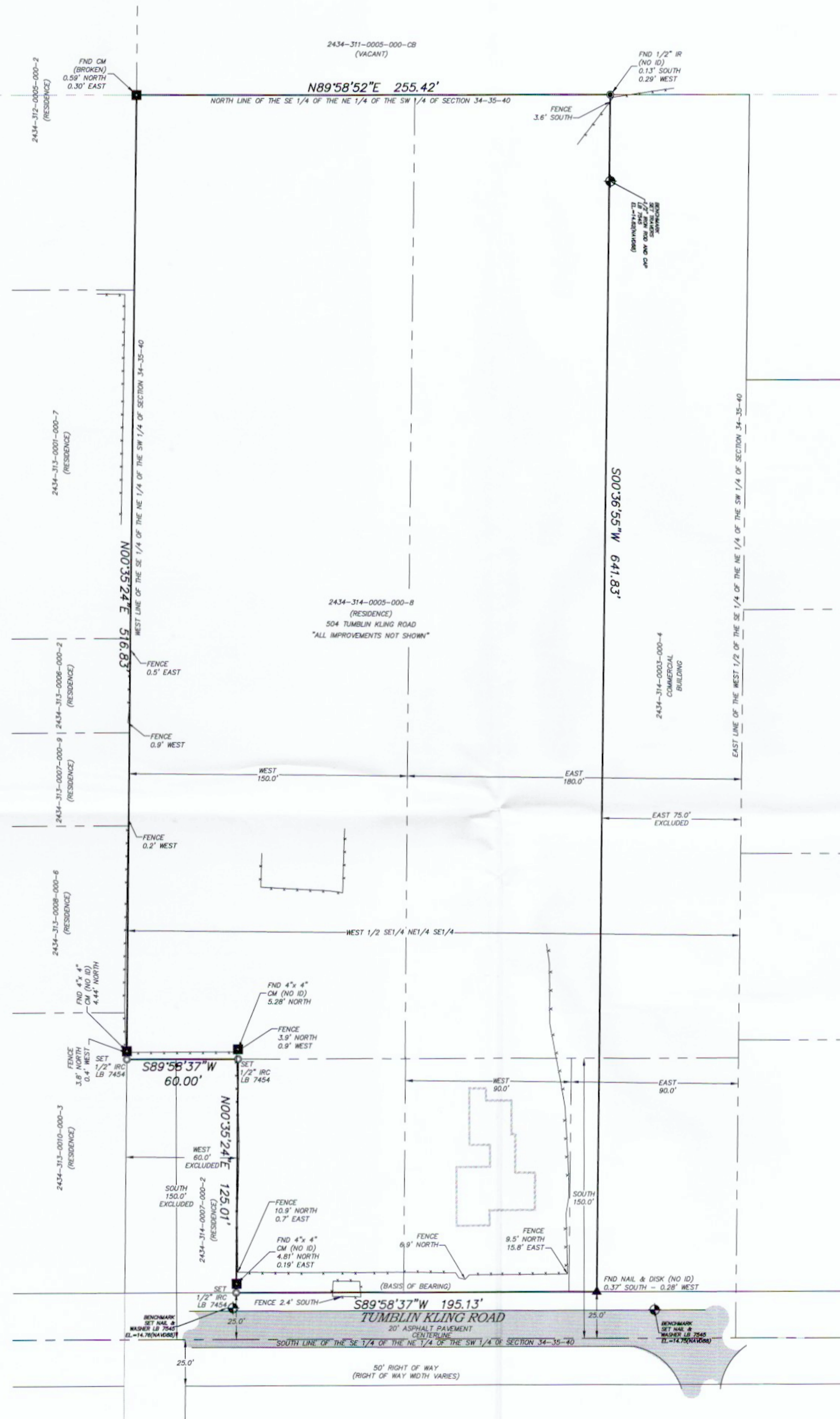
AND

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 | ○ = IRON ROD WITH CAP |
| IRC = IRON ROD WITH CAP | ○ = GUY ANCHOR |
| LB = LICENSED BUSINESS | ○ = UTILITY POLE |
| LP = LIGHT POLE | ○ = WATER GATE VALVE IN 2'x2' CONCRETE |
| LS = LICENSED SURVEYOR | ○ = WATER METER |
| MH = MANHOLE | ○ = WATER METER |
| ○ = PINE TREE | ○ = GATE VALVE |
| ★ = 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
 MARILYN 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 |

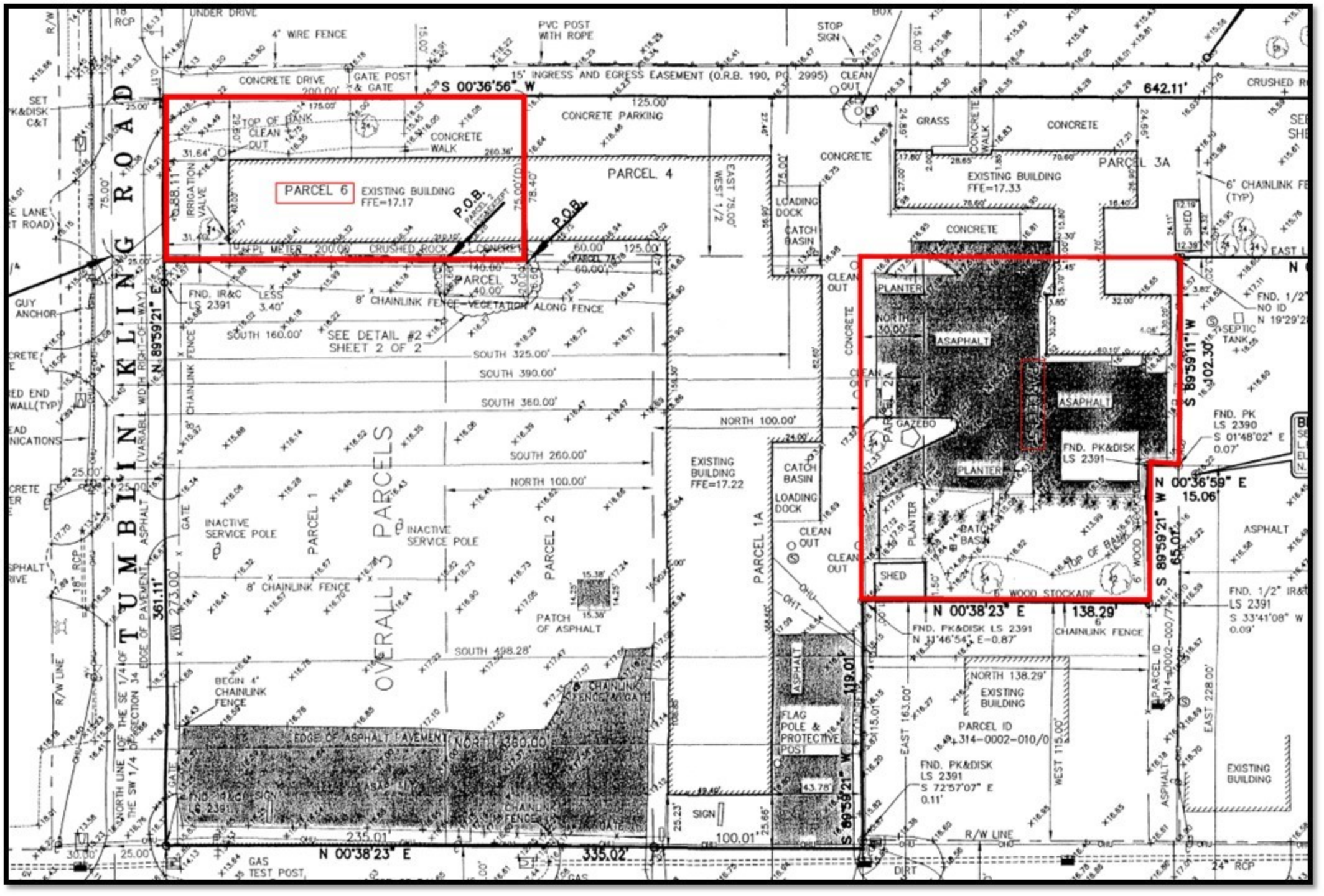
SHEET
1
 OF
2

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



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.