



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Ft. Pierce Commercial – Preliminary Plat - 22-09000006
5553, 5555 and 5575 Okeechobee Rd**

BOARD DATE: September 15, 2022

Preliminary Plat at 5553, 5555 and 5575 Okeechobee Rd

The above referenced project is being submitted for your review and comments. The applicant is requesting a Preliminary Plat for 5553, 5555 and 5575 Okeechobee Rd for the Fort Pierce Commercial.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, September 13, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you

FORT PIERCE COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF FDOT PARCEL 112.1 (A 4.00 FOOT ROAD RIGHT-OF-WAY TAKING) AS DEFINED BY OFFICIAL RECORDS BOOK 4092, PAGE 2052, SAID PUBLIC RECORDS; THENCE S00°00'31"W ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 4.26 FEET TO THE SOUTHWEST CORNER OF SAID FDOT PARCEL 112.1 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID FDOT PARCEL 112.1 AND THE SOUTHERLY LINE OF FDOT PARCEL 114.1 AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS, BEING PARALLEL TO AND 4.00 FEET SOUTH SAID RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD AS SHOWN ON SAID RIGHT OF WAY MAP SECTION 94030-2522, FOR A DISTANCE OF 350.55 FEET TO THE SOUTHEAST CORNER OF SAID FDOT PARCEL 114.1 AND THE SOUTH RIGHT OF WAY LINE OF SAID S.R. 70-OKEECHOBEE ROAD; THENCE S20°01'22"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 411.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.32 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT _____, HAS CAUSED THESE LANDS SHOWN HEREON AS FORT PIERCE COMMERCIAL PLAT, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- 1) TRACTS 1, 2, 3, AND 4, AS SHOWN HEREON, ARE FOR FUTURE DEVELOPMENT
- 2) THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, SEWER AND FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.
- 3) THE CROSS ACCESS EASEMENT (CAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO
- 4) THE STORMWATER EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO

SIGNED AND SEALED THIS ____ DAY OF _____, 2022, ON BEHALF OF _____

BY: _____
NAME
TITLE

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY _____ ON BEHALF OF ____ HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____ 2022.

COMMISSION NO. & EXPIRATION DATE _____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

MORTGAGEE CONSENT

STATE OF _____

COUNTY OF _____

_____, DATED THE ____ DAY OF 202____ AND RECORDED THE ____ DAY OF 202____ AT OFFICIAL RECORDS, BOOK _____ PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

_____, [MAY REQUIRE WITNESSES]

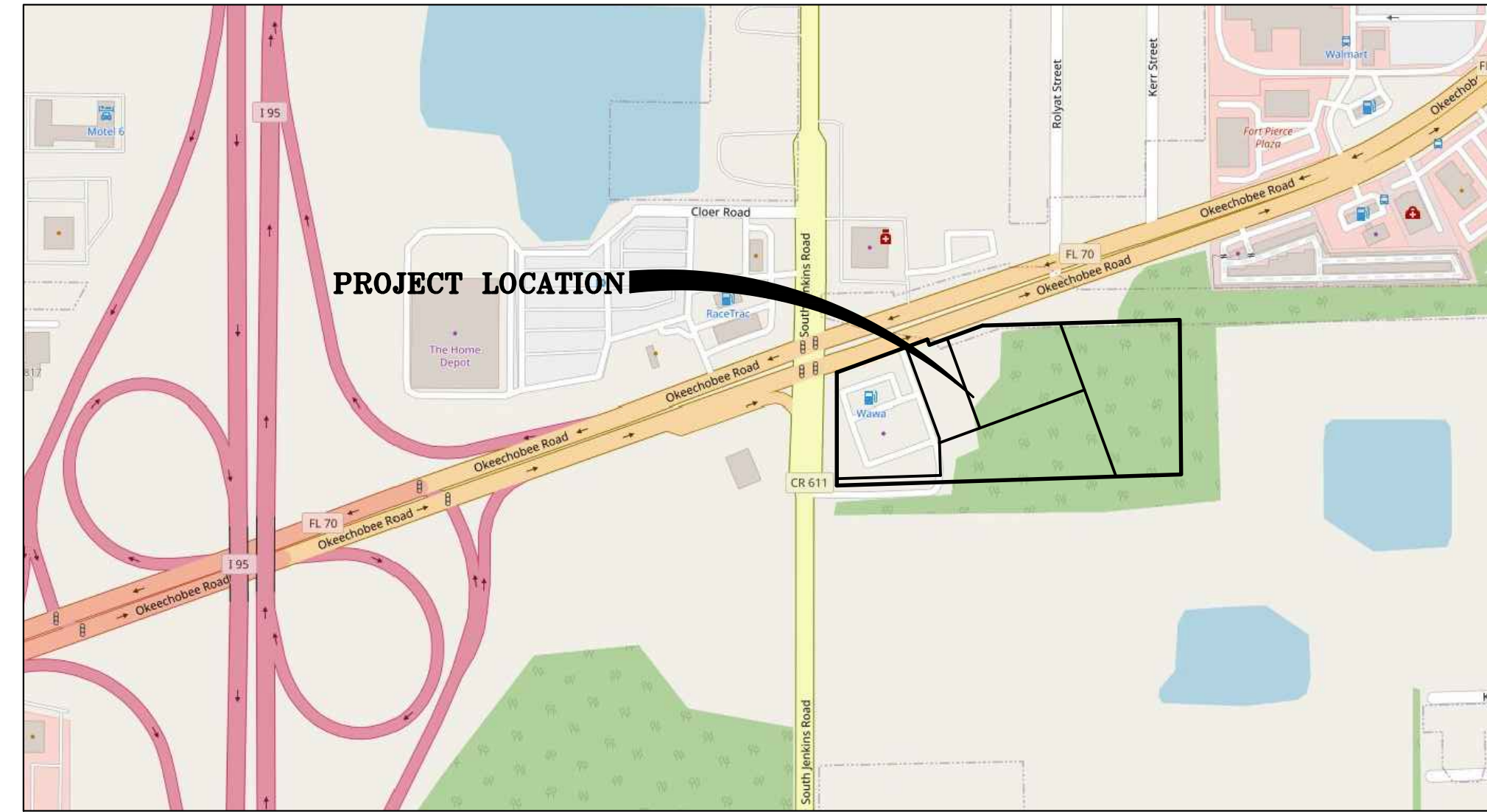
BY: _____

NAME: _____

TITLE: _____

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____, DATED _____, 20____, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: _____, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THE ____ DAY OF _____, 2022 _____

NAME TITLE
ADDRESS
FLORIDA BAR NO. _____

CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2022.

BY: _____
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 22 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE _____, 2022.

THIS _____ DAY OF _____, 2022.

BY: _____

PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA

THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

MICHELLE MILLER CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF THE
CIRCUIT COURT

SURVEYOR'S REVIEW CERTIFICATE:

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

BY: _____ DATE _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

SURVEYOR'S NOTES

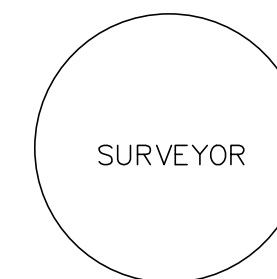
- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N88°20'40"E.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THIS PART AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS _____ DAY OF _____, 2022.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

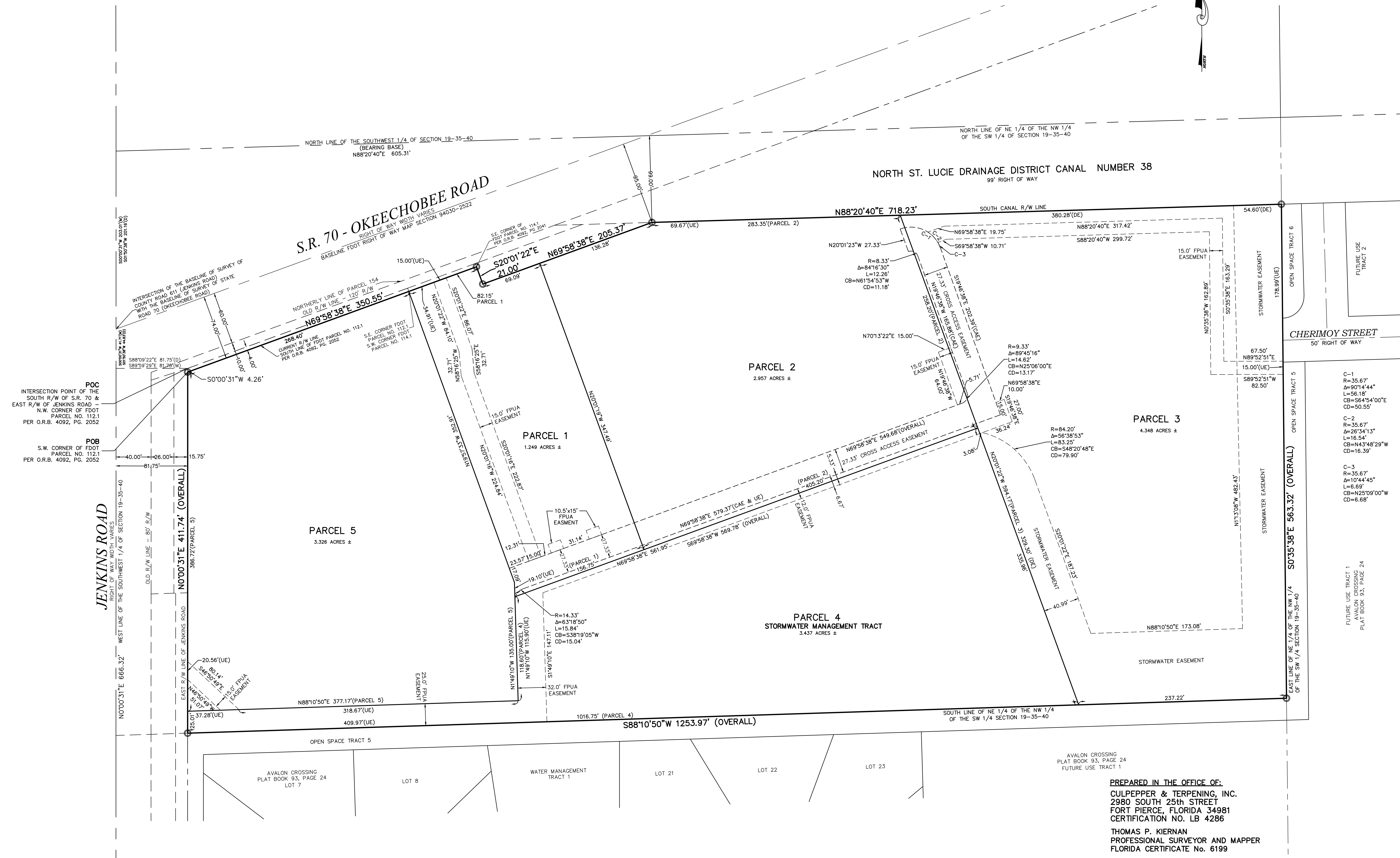
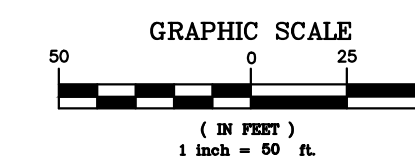
LEGEND

D. DENOTES DEED
 FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
 IR&C DENOTES 5/8" IRON ROD & CAP
 LB DENOTES LICENSED BUSINESS
 M. DENOTES MEASURED
 POB DENOTES POINT OF BEGINNING
 POC DENOTES POINT OF COMMENCEMENT
 PRM DENOTES PERMANENT REFERENCE MONUMENT
 R/W DENOTES RIGHT OF WAY
 S.R. DENOTES STATE ROAD
 © DENOTES SET 5/8" IR&C PRM LB 4286

FORT PIERCE COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19,
 TOWNSHIP 35 SOUTH, RANGE 40 EAST,
 CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
 PAGE _____
 DOCKET NO. _____



C-1
 R=35.67'
 Δ=90°14'44"
 L=56.18'
 CB=S64°54'00"E
 CD=50.55'

C-2
 R=35.67'
 Δ=26°34'13"
 L=16.54'
 CB=N43°48'29"W
 CD=16.39'

C-3
 R=35.67'
 Δ=10°44'45"
 L=6.89'
 CB=N25°09'00"W
 CD=6.68'

PREPARED IN THE OFFICE OF:
 CULPEPPER & TERPENING, INC.
 2980 SOUTH 25th STREET
 FORT PIERCE, FLORIDA 34981
 CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE No. 6199



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



Subdivision

Property address or Location Multiple addresses generally located at the southeast corner of Okeechobee and Jenkins Road

Parcel ID #(s) 2419-321-0001-000-5, 2419-322-0003-000-2, 2419-322-0002-000-5

Project description This proposed plat identifies the lots and easements for the Fort Pierce Commercial. Project lots 1-4 are part of Fort Pierce Commercial while lot 5 is the gasoline station.

Jill Simpkins Brittany Sobering

Property Owner(s)
OkeeJen, LLC & S and S Rentals B, LLC

Street Address
1870 Aloma Avenue, Suite 110

City State Zip
Winter Park FL 32789

Phone Number
321-228-8510

Email Address
samsobering@gmail.com

Todd Howder

Applicant/Representative, Title, Company
Vice President, MBV Engineering, Inc.

Street Address
1835 20th Street

City State Zip
Vero Beach, Florida 32960

Phone Number
772-569-0035

Email Address
toddh@mbveng.com

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Brittany Sobering
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23 day of AUGUST, 2022, by

BRITANY SOBERING who is personally known to me or has produced

as identification.

Robin C Godber
Signature of Notary



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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

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

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

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

SUBDIVISION: FINAL PLAT

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

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

SUBDIVISION: MINOR REPLAT

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

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

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000204272

Entity Name: OKEEJEN, LLC

Current Principal Place of Business:

1870 ALOMA AVENUE
STE 250
WINTER PARK, FL 32789

Current Mailing Address:

1870 ALOMA AVENUE
STE 250
WINTER PARK, FL 32789 US

FEI Number: 85-1934066

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SIMPKINS, JILL K
1870 ALOMA AVENUE
STE 250
WINTER PARK, FL 32789 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	AUTHORIZED MEMBER	Title	AUTHORIZED MEMBER
Name	SIMPKINS, JILL K	Name	SOBERING, BRITTANY
Address	1870 ALOMA AVENUE STE 250	Address	1870 ALOMA AVENUE STE 250
City-State-Zip:	WINTER PARK FL 32789	City-State-Zip:	WINTER PARK FL 32789

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BRITTANY SOBERING

AUTHORIZED SIGNOR

04/12/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

PREPARED BY & RETURN AFTER RECORDING TO:
LAURA M. DARBY
S&S ENTERPRISES, INC.
400 HIGH POINT DRIVE - SUITE 500
COCOA, FLORIDA 32926

PARCEL ID#: 2419-322-0002-000/5

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19th day of December, 2012, by S&S RENTALS, LLC, a Florida limited liability company, Grantor, to S&S RENTALS "B" LLC, a Florida limited liability company, whose post office address is 400 High Point Drive, Suite 500, Cocoa, FL 32926, Grantee.

WITNESSETH, that Grantors, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **St. Lucie**, State of Florida, to wit:

See attached Exhibit A for legal description.

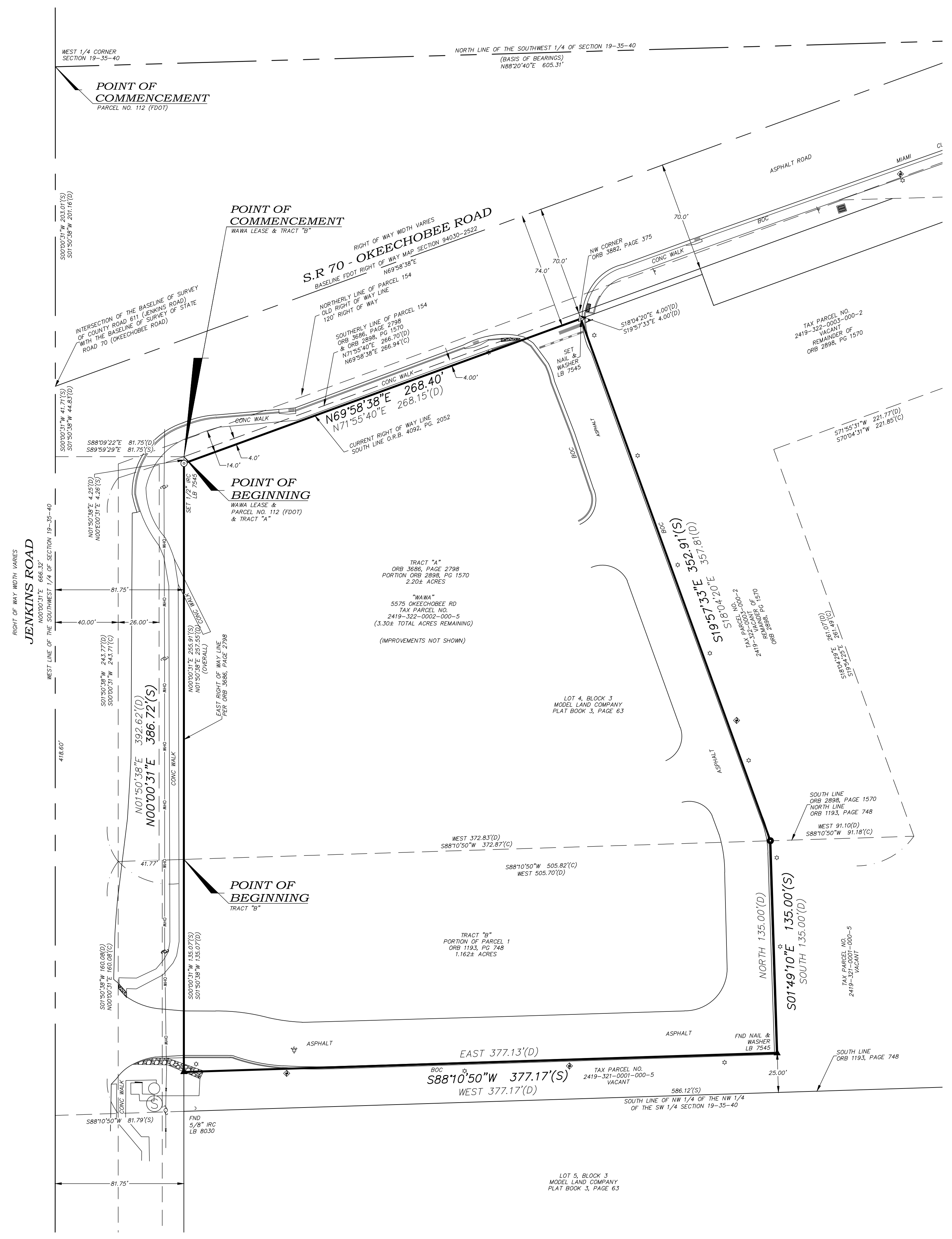
Address: 5575 Okeechobee Road, Ft. Pierce, Florida

The Grantor herein warrants and represents that said property is not resided upon by any persons or used as homestead property by any persons as defined under Florida Constitution 1968, Article X, Section 4.

This Deed was prepared without benefit of a title search and no representations as to same are made by the Preparer.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use benefit of the Grantee forever.

THIS INSTRUMENT IS EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO SECTION 201.0201(3), FLORIDA STATUTES. THIS INSTRUMENT IS FURTHER EXEMPT BECAUSE NO CONSIDERATION HAS BEEN PAID FOR THIS DEED IN THAT THE GRANTORS ARE THE SOLE MEMBERS OF THE GRANTEE. THE ULTIMATE BENEFICIAL OWNERSHIP



LEGEND	
BOC	= BACK OF CURB
BWF	= BARBED WIRE FENCE
(C)	= CALCULATED
CLF	= CHAIN LINK FENCE
CM	= CONCRETE MONUMENT
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
COVD.	= COVERED
(D)	= DESCRIPTION
EL	= ELEVATION
EM	= ELECTRIC METER
FFE	= FINISHED FLOOR ELEVATION
FM	= FORCE MAIN
FND.	= FOUND
GV	= GATE VALVE
ID	= IDENTIFICATION
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
OHW	= OVERHEAD WIRES
O.R.B.	= OFFICIAL RECORDS BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PVC	= POLY VINYL CHLORIDE
RCP	= REINFORCED CONCRETE PIPE
(S)	= SURVEYED
TOB	= TOP OF BANK
TOS	= TOE OF SLOPE
TRANS	= TRANSFORMER
US	= UNDERGROUND
WDF	= WOODEN FENCE
WL	= WATER LINE
WM	= WATER METER
WM	= FIRE HYDRANT
⊕	= GUY ANCHOR
⊕	= UTILITY POLE
⊕	= WATER GATE VALVE
⊕	= WELL
⊕	= LIGHT POLE
⊕	= ELECTRIC PULL BOX
⊕	= STORM DRAINAGE MANHOLE
⊕	= SANITARY SEWER MANHOLE
⊕	= SIGN
⊕	= TELEPHONE SERVICE MANHOLE

DESCRIPTION (WAWA LEASE)

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY O.R. 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE N71°55'40"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.18°04'20"E, PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 357.81 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN O.R. 1193, PAGE 748 OF SAID PUBLIC RECORDS; THENCE SOUTH, 135.00 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. 1193, PAGE 748; THENCE WEST, PARALLEL WITH AND 25.00 FEET DISTANT NORTH, FROM SAID SOUTH LINE, A DISTANCE OF 377.17 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY PARCEL #123 IN O.R. 3686, PAGE 2798, SAID POINT BEING 81.75 FEET DISTANT EAST FROM THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 19; THENCE N.01°50'38"E, ALONG SAID EAST RIGHT OF WAY LINE (AS DEFINED IN O.R. 3686, PAGE 2798), A DISTANCE OF 392.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.303 ACRES. SUBJECT TO ALL EASEMENTS, CONVEYANCES, RESTRICTIONS, LIMITATIONS AND RIGHTS OF WAY OF RECORD.

EXCLUDING THEREFROM

DESCRIPTION (PARCEL NO. 112 - FDOT)

A PORTION OF TRACT 4, MODEL LAND CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE S01°50'38"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND THE BASELINE OF SURVEY OF COUNTY ROAD 611 (JENKINS ROAD), A DISTANCE OF 201.16 FEET TO THE POINT OF INTERSECTION WITH THE BASELINE OF SURVEY OF STATE ROAD 70 (OKEECHOBEE ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ITEM/SEGMENT NO. 4289841, SECTION 94030-2516; THENCE CONTINUE S01°50'38"W, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 AND SAID BASELINE OF SURVEY OF COUNTY ROAD 611 (JENKINS ROAD), A DISTANCE OF 44.83 FEET; THENCE S88°09'22"E, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 81.75 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 611 (JENKINS ROAD) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 70 (OKEECHOBEE ROAD) AS DEPICTED ON SAID FLORIDA DEPARTMENT RIGHT-OF-WAY MAP AND THE NORTHEAST CORNER OF PARCEL NO. 105, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3686, PAGE 2798, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF PARCEL 154, AS DESCRIBED IN OFFICIAL RECORDS BOOK 248, PAGE 2792, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), N71°55'40"E, A DISTANCE OF 266.70 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3882, PAGE 375, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA; THENCE, S18°04'20"E, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 4.00 FEET; THENCE, DEPARTING SAID WESTERLY LINE, S71°55'40"W, A DISTANCE OF 268.15 FEET TO THE EASTERLY LINE OF SAID PARCEL 105; THENCE N01°50'38"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 4.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,070 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

DESCRIPTION (TRACT "A")

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. 2898, PAGE 1570, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY O.R. 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE N71°55'40"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.18°04'20"E, PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 357.81 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. 2898, PAGE 1570; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 372.83 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JENKINS ROAD AS DEFINED IN O.R. 3686, PAGE 2798, SAID POINT BEING 81.75 FEET DISTANT EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4; THENCE N.01°50'38"E, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, DEFINED IN SAID O.R. 3686, PAGE 2798, A DISTANCE OF 257.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.200 ACRES.

DESCRIPTION (TRACT "B")

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY O.R. 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S.01°50'38"E, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN O.R. 1193, PAGE 748, THE POINT OF BEGINNING; THENCE CONTINUE S.01°50'38"E, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID O.R. 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED O.R. 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF O.R. 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.162 ACRES.

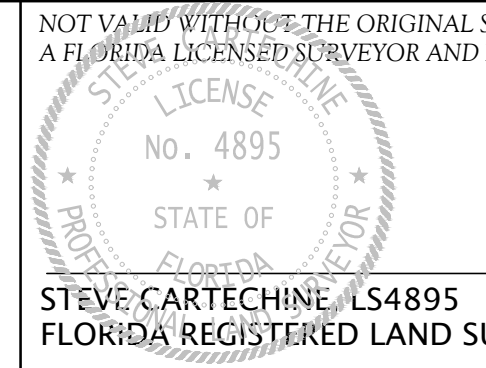
SURVEYOR'S NOTES

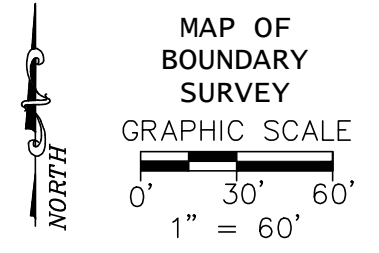
- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR 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.
- 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.
- JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF N88°20'40"E TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40.
- FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C01674, DATED FEBRUARY 16, 2012.

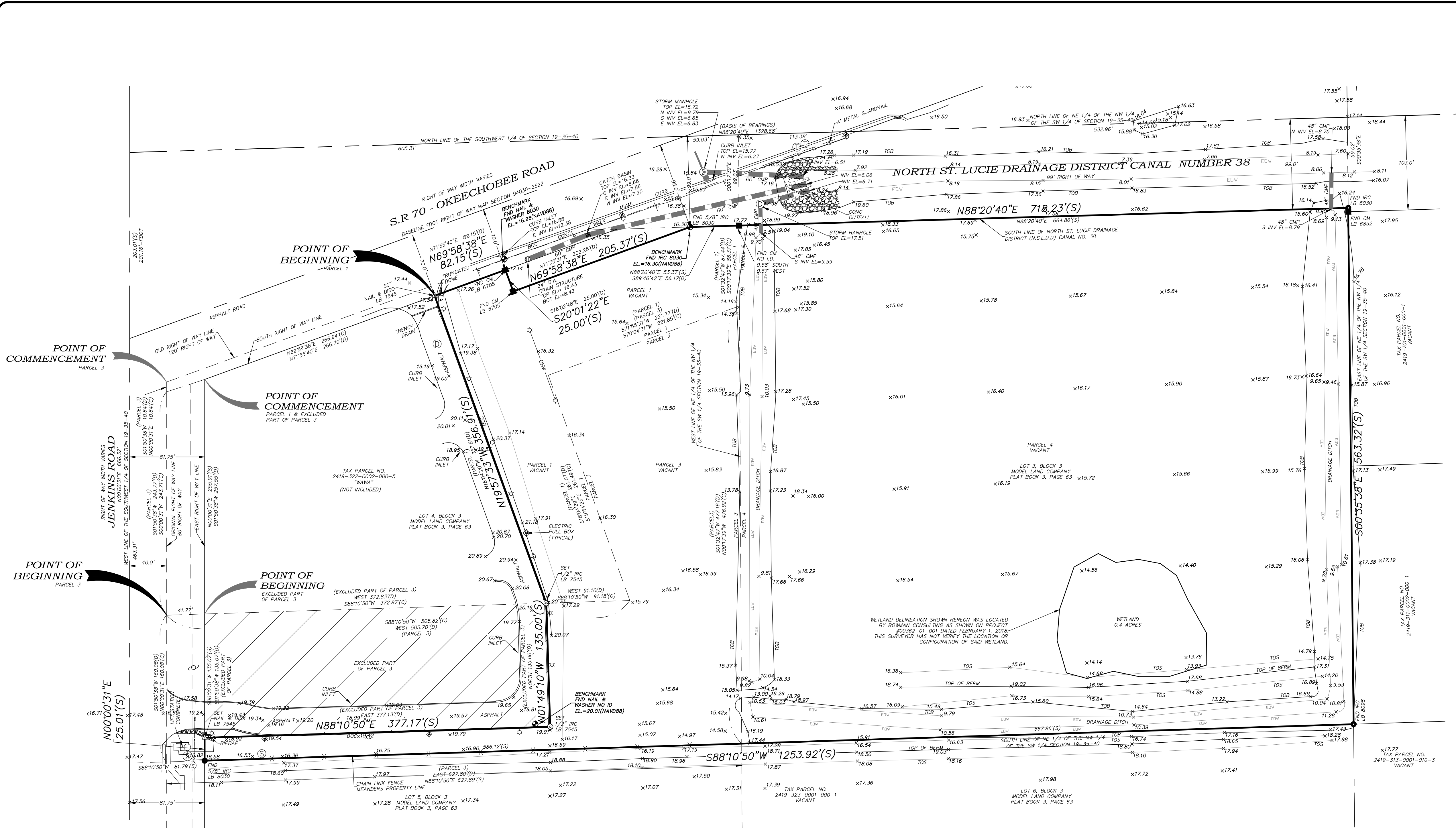
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
 CERTIFICATE OF AUTHORIZATION No. LB 7545
 1835 20TH STREET, VERO BEACH, FLORIDA 32960
 PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

"WAWA"
 5575 OKEECHOBEE RD

FIELD BOOK 79	DRAWN SPC/RJS	SHEET 1	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  STEVE CARTECHINE, LS4895 FLORIDA REGISTERED LAND SURVEYOR
SCALE 1"=60'	JOB # 20-633	OF 1	
FIELD DATE 09/20/21			11/05/2021 DATE





LEGAL DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 106.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.90 FEET; THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798.

LESS AND EXCEPTING THEREFROM:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
A PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

LEGEND	
BOC = BACK OF CURB	PG. = PAGE
BWF = BARBED WIRE FENCE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
(C) = CALCULATED	PVC = POLY VINYL CHLORIDE
CLF = CHAIN LINK FENCE	RCP = REINFORCED CONCRETE PIPE
CM = CONCRETE MONUMENT	(S) = SURVEYED
CMP = CORRUGATED METAL PIPE	TOB = TOP OF BANK
CONC. = CONCRETE	TOS = TOP OF SLOPE
COVD. = COVERED	TRANS = TRANSFORMER
(D) = DESCRIPTION	UG = UNDERGROUND
DIA = DIAMETER	WDF = WOODEN FENCE
EL = ELEVATION	WL = WATER LINE
EM = ELECTRIC METER	WM = WATER METER
FFE = FINISHED FLOOR ELEVATION	⊙ = FIRE HYDRANT
FM = FORCE MAIN	⊙ = GUY ANCHOR
FND. = FOUND	⊙ = UTILITY POLE
GV = GATE VALVE	⊙ = WATER GATE VALVE
ID = IDENTIFICATION	⊙ = IRON PIPE
IP = IRON PIPE	⊙ = IRON ROD
IR = IRON ROD	⊙ = IRON ROD WITH CAP
IRC = IRON ROD WITH CAP	⊙ = CHAIN LINK FENCE
LB = LICENSED BUSINESS	⊙ = LICENSED SURVEYOR
LS = LICENSED SURVEYOR	⊙ = OVERHEAD WIRES
OHW = OVERHEAD WIRES	O.R.B. = OFFICIAL RECORD BOOK
O.R.B. = OFFICIAL RECORD BOOK	(P) = PLAT
(P) = PLAT	PB = PLAT BOOK
PB = PLAT BOOK	⊙ = TELEPHONE SERVICE MANHOLE

- SURVEYOR'S NOTES**
- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
 - 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, 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.
 - 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.
 - JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
 - THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
 - BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF N88°20'40"E TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40.
 - FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 1211101017J, DATED FEBRUARY 16, 2011.
 - ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCE INDIAN RIGHT-OF-WAY BENCHMARK DOT 70-94-11-BM1 AT AN ELEVATION OF 15.58 (NAVD88)

	<h1>INDIAN RIVER SURVEY, INC.</h1> <h2>PROFESSIONAL SURVEYING AND MAPPING</h2> <p>CERTIFICATE OF AUTHORIZATION No. LB 7545 1835 20TH STREET, VERO BEACH, FLORIDA 32960 PHONE (772) 569-7880 FAX (772) 778-3617</p>		REVISIONS <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION							DATE <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				FIELD BOOK 79 PAGE(S) 30-31 FIELD DATE 07/09/21	DRAWN SPC/RJS SCALE 1"=60' JOB # 20-633	SHEET <h1>1</h1> <h1>1</h1> OF	<p>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> <p>STEVE CARTECHINE, LS4895 FLORIDA REGISTERED LAND SURVEYOR</p> <p>9/15/2021 DATE</p>
	NO.	DATE	DESCRIPTION																	
S.R 70 - OKEECHOBEE ROAD & JENKINS ROAD																				

Prepared by and return to:

Samuel J. Sobering
921 Arabian Ave.
Winter Springs, FL 32708

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of April, 2021 by **S&S Enterprises "B", LLC, a Florida limited liability company** ("Grantor"), whose address is PO BOX 1179, Sharpes, FL 32959, to **OkeeJen, LLC, a Florida limited liability company** ("Grantee"), whose address PO BOX 1179, Sharpes, FL 32959.

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in St. Lucie County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all of 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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its corporate officer thereunto duly authorized, and has intended this instrument to be and become effective as of the day and year first above written.

****NOTE TO RECORDER: The Grantor is conveying this unencumbered property to the Grantee, a subsidiary. Documentary stamp tax in the amount of \$.70 is therefore being paid on the consideration of \$10.00 and other valuable considerations.*

**** SIGNATURES CONTAINED ON NEXT PAGES ****

Signed, sealed and delivered
in the presence of:

Witness Signature: [Signature]
1st Witness Name: ROBERT GEORGE

Witness Signature: [Signature]
2nd Witness Name: SUSAN TIMMINS

**S&S Enterprises "B", LLC,
a Florida limited liability company**

[Signature]
By: Jill K. Simpkins
Its: Member

State of Florida
County of DICKENS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day APRIL, 2021, by Jill K. Simpkins, Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or _____ who produced _____ as identification and who did not take an oath.

[Signature]
Notary Public
My Commission Expires:



Signed, sealed and delivered
in the presence of:

Witness Signature: Alec Devor
1st Alec Devor Witness

Witness Signature: [Signature]
2nd Witness Name: RAJESH PATIL

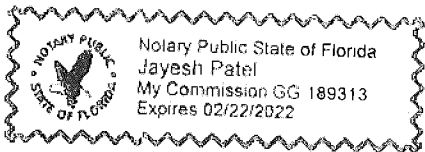
S&S Enterprises "B", LLC,
a Florida limited liability company

Name:
By: Janet Simpkins Jakubcin Trust,
as Member

By: Mark Jakubcin [Signature]
Its: Authorized Trustee

State of Florida
County of SEMIWOLE

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 13 day APRIL, 2021, by Mark Jakubcin, Authorized Trustee of the Janet
Simpkins Jakubcin Trust, as Member of S&S Enterprises "B", LLC, a Florida limited liability company,
who are personally known to me or who produced FLDL as identification and
who did not take an oath.



Notary Public J. Patel
My Commission Expires: 02/22/2022

Exhibit "A"

HISTORIC LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF PARCEL 114.1 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL3:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS

BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

OVERALL SURVEYOR LEGAL DESCRIPTION

BEING THE SAME AS THE HISTORICAL DESCRIPTION AS LISTED ABOVE AS PARCELS 1, 3, AND 4 WITH EXCLUSIONS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

CONTAINING 11.99 ACRES MORE OR LESS.

PREPARED BY & RETURN AFTER RECORDING TO:
LAURA M. DARBY
S&S ENTERPRISES, INC.
400 HIGH POINT DRIVE - SUITE 500
COCOA, FLORIDA 32926

PARCEL ID#: 2419-322-0002-000/5

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19th day of December, 2012, by S&S RENTALS, LLC, a Florida limited liability company, Grantor, to S&S RENTALS "B" LLC, a Florida limited liability company, whose post office address is 400 High Point Drive, Suite 500, Cocoa, FL 32926, Grantee.

WITNESSETH, that Grantors, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **St. Lucie**, State of Florida, to wit:

See attached Exhibit A for legal description.

Address: 5575 Okeechobee Road, Ft. Pierce, Florida

The Grantor herein warrants and represents that said property is not resided upon by any persons or used as homestead property by any persons as defined under Florida Constitution 1968, Article X, Section 4.

This Deed was prepared without benefit of a title search and no representations as to same are made by the Preparer.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use benefit of the Grantee forever.

THIS INSTRUMENT IS EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO SECTION 201.0201(3), FLORIDA STATUTES. THIS INSTRUMENT IS FURTHER EXEMPT BECAUSE NO CONSIDERATION HAS BEEN PAID FOR THIS DEED IN THAT THE GRANTORS ARE THE SOLE MEMBERS OF THE GRANTEE. THE ULTIMATE BENEFICIAL OWNERSHIP