



**City of Fort Pierce  
Annexation, Development Review, &  
Zoning Atlas Map Amendment**

**For**

**West Orange  
Orange Avenue  
Fort Pierce, FL 34947**

**Prepared By:  
Redtail Design Group  
100 S. 2<sup>nd</sup> Street  
Fort Pierce, FL 34950**

# Table of Contents

Cover Letter .....	3
Applications for Annexation (5 Parcels) .....	4
Development Review Application .....	8
Special Warranty Deed .....	10
SLC Property Record Cards .....	31
Agent Authorization Letters .....	45
General Location Map .....	47
Surveys .....	48
Bubble PD Plan .....	50
Landscape Plan – N/A .....	51
Stormwater/Drainage Statement .....	52
Environmental Assessment .....	54
Geotechnical Report .....	64
Beach/Due Protection Plan – N/A .....	118
Lighting Plan – N/A .....	119
Design Review – N/A .....	120
Concurrency Review .....	121
Application for Zoning Atlas Map Amendment .....	125
Rezoning Traffic Report.....	130
Planned Development Criteria .....	156



June 24, 2022

Via Email

City of Fort Pierce Planning  
100 North US Highway 1  
Fort Pierce, FL 34950

**RE: West Orange Planned Development**

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Annexation, Development Review, and Zoning Atlas Map Amendment for five (5) properties (approx. 84.70 acres) that will make up the West Orange Planned Development (PD). The Parcel IDs for the properties are as follows:

1. 2407-221-0001-000-1, 2407-212-0001-000-3, & 2407-211-0001-000-0:  
Current SLC Zoning = Single Family 2 du/ac (RS-2)  
Current SLC Future Land Use = Residential Urban 5 du/ac (RU)  
  
Proposed FP Zoning = Planned Development (PD)  
Proposed FP Future Land Use = High Density Residential (RH)
2. 2407-241-0001-000-3 & 2407-231-0000-000-5  
Current SLC Zoning = Single Family 2 du/ac (RS-2) / Commercial General (CG)  
Current SLC Future Land Use = Residential Urban 5 du/ac (RU) / Commercial (COM)  
  
Proposed FP Zoning = Planned Development (PD)  
Proposed FP Future Land Use = High Density Residential (RH) / General Commercial (GC)

The intent of this project is the annexation of these properties into the City Limits along with submitting applications for a rezoning to a new residential/commercial preliminary PD followed by a Final PD. While the parcels carry a St. Lucie County Future Land Use of Residential Urban 5 du/ac, we respectfully request that the city grant the High Density Residential Future Land Use. The City of Fort Pierce Comprehensive Plan pursuant to Policy 1.11.5 gives the City Commission the ability to grant alternate Future Land Uses upon annexation of property. The area that surrounds these properties are mostly intense Future Land Use categories with commercial or industrial uses. A high density residential use would be more compatible to this area than a low density one. A small portion of the development along Orange Avenue will maintain a commercial Future Land Use like it is in the county.

The process in which this PD is being submitted is following the process in which the Willow Lakes PD was submitted where the bubble plan/preliminary PD was approved first under Ordinance 20-025 and then the final more detailed PD by phase was approved later.

We look forward to your assistance and response.

Sincerely,

Thank you,  
*Tod Mowery*  
Tod Mowery, AICP  
President

C: Larry Suchman



## 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: TBD

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

Property Tax ID: 2407-221-0001-000-1

3. Size of described property: Approx. 28.12 Acres

4. Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan

5. Current St. Lucie County Future Land Use Designation: RS-2, Residential Single Family 2 du/ac

6. Current St. Lucie County Zoning: RU, Residential Urban 5 du/ac

7. Is this a Historic property? No

8. Appraised value: \$8,734

9. Name of Owner(s): Cypress Knee, LLC

Signature of Owner(s): See Attached Agent Authorization Letter

Mailing Address: 5500 Orange Ave

City Fort Pierce State Florida Zip 34947

Phone \_\_\_\_\_ Fax \_\_\_\_\_

10. Name of Representative: Tod Mowery, AICP  
Signature of representative: Tod Mowery  
Mailing Address: 100 S. 2nd Street  
City) Fort Pierce State Florida Zip 34950  
Phone 772-742-1555 Fax \_\_\_\_\_  
E-mail: todm@redtaildg.com

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

<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



## 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: TBD

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

Property Tax ID: 2407-212-0001-000-3, 2407-211-0001-000-0, 2407-241-0001-000-3, & 2407-231-0000-000-5

3. Size of described property: Approximately 56.58 acres

4. Project description: Annexation of land for a Planned Development with a Rezoning and Bubble Plan

5. Current St. Lucie County Future Land Use Designation: RU (North) and COM (South)

6. Current St. Lucie County Zoning: RS-2 (North) and CG (South)

7. Is this a Historic property? No

8. Appraised value: \_\_\_\_\_

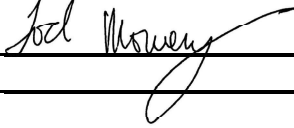
9. Name of Owner(s): Orange Avenue Devel II LLC

Signature of Owner(s): See Attached Agent Authorization Letter

Mailing Address: 28178 Hayes Road

City Roseville State MI Zip 48066

Email rsmith@wolverinebronze.com Fax \_\_\_\_\_

10. Name of Representative: Tod Mowery, AICP  
Signature of representative:   
Mailing Address: 100 S. 2nd Street  
City) Fort Pierce State Florida Zip 34950  
Phone 772-742-1555 Fax \_\_\_\_\_  
E-mail: todm@redtaildg.com

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

---

<b>OFFICE USE:</b>		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



## DEVELOPMENT REVIEW

### Property Information

Property address or Location 5220 Orange Avenue, 4918 Orange Avenue, & TBD  
 Parcel ID #(s) 2407-221-0001-000-1, 240721200010003, 240721100010000, 240721100010000, & 240723100000005  
 Project description High Density Residential with Commercial PD

### Application Type

- Site Plan       Conditional Use w/New Construction       Conceptual Development Plan  
 Minor Amendment       Major Amendment

### Site Information

*Non-Residential:* Proposed Sq. Ft.: 20,516 SF      Site Acreage: 3.57 Acres  
*Residential:* Proposed Units: 800 Units      Proposed Sq. Ft.: \_\_\_\_\_      Site Acreage: 81.13 Acres

### Multiple Property Owners

Property Owner(s)

See Agent Authorization Letters

Street Address

Fort Pierce      Florida      34947

City      State      Zip

Phone Number

Email Address

### Redtail Design Group

Applicant/Representative, Title, Company

100 S. 2nd Street

Street Address

Fort Pierce      Florida      34950

City      State      Zip

772-742-1555

Phone Number

todm@redtaildg.com

Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

*Tod Mowery*

Property Owner(s) Signature(s)

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**

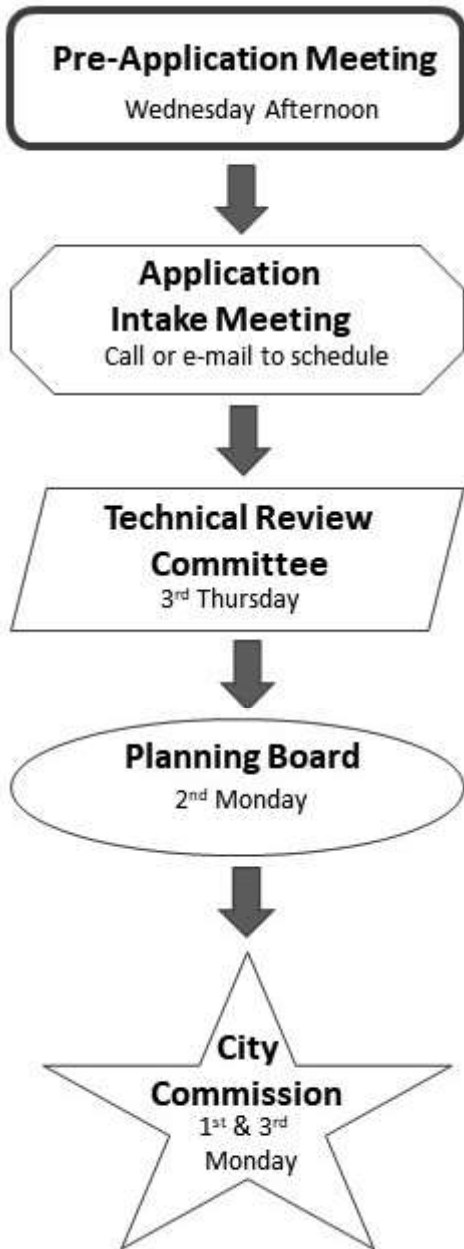
CALL 772.467.3737 OR E-MAIL [PLANNING\\_DL@CITYOFFORTPIERCE.COM](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



**Site Plan submittal requirements:**

**Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.**

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Prepared By:  
David N. Sowerby, Esquire  
2940 S. 25<sup>th</sup> Street  
Fort Pierce, Florida 34981-5605

Return to:  
Bruce R. Abernethy, Jr., Esquire  
900 Virginia Ave., Suite 6  
Fort Pierce, Florida 34982

PARCEL I.D. NO. 2407-221-0001-000-1; 2407-231-0001-000-2; 2407-231-0002-100-0; 2407-231-0002-090-6; 2407-231-0002-080-3;  
2407-231-0002-070-0; 2407-231-0002-060-7; 2407-231-0002-050-4; 2407-231-0002-110-3; 2407-231-0002-120-6; 2407-231-0002-130-9;  
2407-231-0002-140-2; 2407-231-0002-150-5; 2407-231-0002-000-9

[Space Above This Line For Recording Data]

## WARRANTY DEED

This Indenture made and executed this 30<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2005, is by and between **JOSEPH G. MILLER, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986**, (hereinafter "Grantor"), and **CYPRESS KNEE, LLC, a Florida limited liability company**, whose post office address is 5500 Orange Ave., Ft. Pierce, FL 34947, (hereinafter "Grantee").

**Witnesseth:** That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:


**See Exhibit "A" attached hereto**

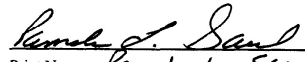
**Subject to** restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2004.

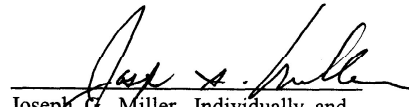
and the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

  
Print Name Bruce R. Abernethy Jr.


  
Print Name Pamela L. Saml

  
Joseph G. Miller, Individually and  
As Trustee of the Joseph G. Miller  
Revocable Living Trust dated  
October 2, 1986  
5500 Orange Ave.  
Fort Pierce, Fl. 34947

[Space Above This Line For Recording Data]

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 30<sup>th</sup> day of December, 2005 by Joseph G. Miller, individually, and as Trustee of the Joseph G. Miller Revocable Living Trust dated October 2, 1986, [] who is personally known to me, or [] who produced his driver's licenses as identification.

  
\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:



Bruce R. Abernethy, Jr.  
MY COMMISSION # DD207302 EXPIRES  
July 18, 2007  
BONDED THRU TROY FAIR INSURANCE, INC.

**EXHIBIT "A"****PARCEL NO. 1**

Being the Northwest one-quarter (NW ¼) of the Northwest one-quarter (NW ¼) of said Section 7, less and excepting the North 66.50 feet and the West 47.00 feet thereof, for road and canal rights-of-way.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract A:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at a 3" x 4" concrete monument (stamped P.R.M. R.W. HERR PLS 4907) at the Northeast corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6, of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N89°55'38"W, along the North line of said plat, a distance of 30.00 feet; thence run N00°14'22"W, a distance of 30.00 feet; thence run S89°55'38"E, a distance of 421.31 feet; thence run N00°11'28"E, a distance of 178.71 feet; thence run S89°55'38"E, a distance of 208.71 feet; thence run S00°11'28"W, a distance of 208.71 feet to the South line of the Northwest ¼ of the Northwest ¼ of said Section 7; thence run N89°55'38"W, a distance of 600.05 feet to the Point of Beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

Tract B:

A parcel of land lying in the Northwest ¼ of the Northwest ¼ of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Begin at the Northwest corner of "Hoeffner Estates" as recorded in Plat Book 32, Page 6 of the Public Records of St. Lucie County, Florida; from said Point of Beginning run N00°06'24"E along the East right-of-way line of the North St. Lucie River Water Control District Canal No. 30, a distance of 321.51 feet; thence run S89°55'38"E, a distance of 776.80 feet; thence run S00°11'28"W, a distance of 112.80 feet to the Northwest corner of Lot 5 of the replat of "Hoeffner Estates" as recorded in Plat Book 32, Pages 17 through 17A, of the Public Records of St. Lucie County, Florida; thence continue S00°11'28"E, along the West line of said Lot 5, a distance of 178.71 feet; thence run N89°55'38"W, a distance of 421.31 feet; thence run S00°14'22"W, a distance of 30.00 feet to the South line of the Northwest one-quarter (NW¼) of the Northwest one-quarter (NW¼) of said Section 7; thence run along said South line, a distance of 354.99 feet to the Point of Beginning.

**PARCEL NO. 2**

The East 15 acres of the Southwest Quarter of the Northwest Quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

EXCEPTING THEREFROM the East 20 feet thereof; and ALSO EXCEPTING the South 40 feet thereof deeded as right of way for Orange Avenue Extension (State Road No. 68) and ALSO EXCEPTING that certain tract recorded in Deed Book 186, Page 389, of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 3**

Commencing at the SW corner of the NW  $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East, thence run East along the Quarter Section line 530.35 feet to a point; thence turn and run North parallel with the West line of said Quarter Section line 40 feet to the POINT OF BEGINNING; thence continuing North run 125 feet to a point; thence turn and run East parallel with the South line of said Quarter Section, 125 feet to a point; thence turn and run South parallel with the West line of said Quarter Section 125 feet to a point; thence turn and run West parallel with the South line of said Quarter Section 125 feet to the POINT OF BEGINNING. Same being described as Lots 15 and 16 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 4**

COMMENCING at the SW corner of the NW  $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East, run East along the  $\frac{1}{4}$  Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 165 feet to a point of beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section 125 feet to a point of beginning. Same being described as Lot 17 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 5**

Commencing at the Southwest (SW) corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 7, Township 35 South, Range 40 East, run thence East along the South line of said Northwest Quarter (NW $\frac{1}{4}$ ) a distance of 530.35 feet, thence run North parallel to the West line of said Northwest Quarter (NW $\frac{1}{4}$ ) a distance of 235 feet to a POINT OF BEGINNING; thence, continuing North on said line, run North a distance of 70 feet, thence run East parallel to the South line of said Northwest Quarter (NW $\frac{1}{4}$ ) a distance of 125 feet, thence run South parallel to the West line of said Northwest Quarter (NW $\frac{1}{4}$ ) a distance of 70 feet, and thence run West parallel to the South line of said Northwest Quarter (NW $\frac{1}{4}$ ) a distance of 125 feet to the POINT OF BEGINNING; the same being otherwise described as Lot 18 of a survey made by J. W. Whitice, County Surveyor, filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida, on the 13<sup>th</sup> day of August, 1956, lying and being in St. Lucie County, Florida.

**PARCEL NO. 6**

Commencing at the SW corner of the NW $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East and run East along the South  $\frac{1}{4}$  section line 530.35 feet to a point; thence turn and run North parallel to the West line of said quarter section 305 feet to a Point of Beginning; thence continuing North, run 70 feet to a point; thence turn and run East parallel to the South line of said quarter section, 125 feet, thence turn and run South parallel to the West line of said quarter section, 70 feet to a point; thence turn and run West parallel to the South line of said quarter section line 125 feet to the Point of Beginning. Same being described as Lot 19 of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 7**

Commencing at the Southwest corner of the NW $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East, and run East along the  $\frac{1}{4}$  Section line 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 375 feet to a point of beginning; thence continuing North run 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line, 125 feet to the Point of Beginning. Same being described as Lot 20 of a survey by J. W. Whitice filed in Deed Book 217, Page 350, Public Records of St. Lucie County, Florida.

**PARCEL NO. 8**

Commencing at the Southwest corner of the NW $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East and run East along the South line of said Quarter Section 530.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 445 feet to a point of beginning; thence continuing North, run 80 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence run South parallel to a West line of said Quarter Section 80 feet to a point; thence turn and run West parallel to the South line of said Quarter Section line 125 feet to the Point of Beginning. Same being described as Lot 21 and the Southerly 10 feet of Lot 22 of a survey by J. W. Whitice filed in Deed Book 217, Page 350 of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 9**

Commencing at the SW corner of the NW $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East, and run thence East along the  $\frac{1}{4}$  Section line 830.35 feet to a point; thence turn and run North, parallel to the West line of said Quarter section, 40 feet for a point of beginning; thence continuing North, parallel to the West line of said Quarter section, 125 feet to a point; thence turn and run West parallel to the South line of said Quarter section 125 feet, to a point; thence turn and run South parallel to the West line of said Quarter section, 125 feet, to a point; thence turn and run East, parallel to the South line of said Quarter section 125 feet, to the point of beginning. Same being described as Lots 13 and 14, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the Public Records of St. Lucie County, Florida.

**PARCEL NO. 10**

Commencing at the SW corner of the NW $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East, and run thence East along the Quarter Section line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter Section 165 feet to the Point of Beginning; thence turn and run West parallel to the South line of said Quarter Section 125 feet; thence run North parallel to the West line of said Quarter Section 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section 125 feet to a point; thence turn and run South parallel to the West line of Quarter Section 70 feet to the Point of Beginning.

**PARCEL NO. 11**

Commencing at the Southwest corner of the Northwest  $\frac{1}{4}$  of Section 7, Township 35 South, Range 40 East and run thence East along the  $\frac{1}{4}$  Section Line 830.35 feet to a point; thence turn and run North parallel to the West line of said Quarter section, 305 feet for a point of beginning; thence turn and run West parallel to the South line of said Quarter Section, 125 feet; thence turn and run South parallel to the West line of said Quarter Section, 70 feet to a point; thence turn and run East parallel to the South line of said Quarter Section, 125 feet to a point; thence turn and run North parallel to the West line of said Quarter Section, 70 feet to the point of beginning. Same being described as Lot 11, of a survey by J. W. Whitice filed in Deed Book 217, at Page 350, of the public records of St. Lucie County, Florida.

**PARCEL NO. 12**

The North 220 feet of the South 525 feet of the East 125 feet of the Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. (Said 125 foot by 220 foot tract above described being indicated as Lot 10, 9 and 8 and the Southern 10 feet of Lot 7 on that certain survey recorded in Deed Book 217, Page 350, of the public records of St. Lucie County, Florida, together with an easement for ingress and egress over and across that certain road described as access road in that certain survey recorded in Deed Book 217 at Page 350 of the public records of St. Lucie County, Florida.

**PARCEL NO. 13**

A parcel of land lying in Section 7, Township 35 South, Range 40 East, more particularly described as the South 525 feet of the West  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the East 132 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , less the East 125 feet and less the West 125 feet and less road right-of-way.

**PARCEL NO. 14**

The Western half of the Western half of the Eastern half of the Southwest quarter of the Northwest quarter and the Eastern 132 feet of the Western half of the Southwest quarter of the Northwest quarter of Section 7, Township 35 South, Range 40 East, less the South 525 feet thereof, together with an easement for ingress and egress over and across that certain Access Road shown in that certain sketch of survey recorded in Deed Book 217, Page 350, of the Public Records of St. Lucie County, Florida.

This instrument prepared by:

IRA C. HATCH, ESQUIRE  
Hatch & Doty, P.A.  
1701 A-1-A, Suite 220  
Vero Beach, FL 32963

AFTER RECORDING RETURN TO:  
Howard B. Goldman, Esq.  
Butzel Long, PC  
100 Bloomfield Hills Parkway, Suite 200  
Bloomfield Hills, MI 48304

Property Appraiser's

Parcel Identification Number:

2407-241-00001-000-3 & 2407-212-00001-000-3

**WARRANTY DEED (Statutory Form - Section 689.02, F.S.)**

**THIS INDENTURE**, made this 17<sup>th</sup> day of April, 2006, BETWEEN **THOMAS HOFFNER, a married man**, whose post office address is: 1910 Esplandade Avenue, N, Fort Pierce, FL 34982, **ROBERT J. HOFFNER, a single man**, whose post office address is: 1881 KamLoops St. NW, Palm Bay, FL 32907, **WILLIAM J. HOFFNER, a married man**, whose post office address is: 5307 Echo Pines Circle, Fort Pierce, FL 34951, **PATRICIA HOFFNER, an unmarried woman**, whose post office address is: 2413 1<sup>st</sup> Avenue, Unit K-6, Fernandina, FL 32034, **SALLY J. HOFFNER, an unmarried woman**, whose post office address is: 1881 KamLoops Street, NW, Palm Bay, FL 32907, **SUSAN C. TRUNDLE, a married woman**, whose post office address is: 2529 Eden Ridge Lane, Acworth, GA 30101, **GERARD P. HOFFNER, a married man**, whose post office address is: 2601 Lazy Hammock Lane, Fort Pierce, FL 34981 and **LISA B. HOFFNER, an unmarried woman**, whose post office address is: 701 Bryant Avenue, Stuart, FL 34994, ("grantor")\*, and **ORANGE AVENUE DEVELOPMENT II, LLC**, a Michigan limited liability company, whose post office address is 40440 Grand River Ave, Suite E, Novi, Michigan 48375, ("grantee")\*.

**WITNESSETH** that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

See exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (1) TAXES FOR 2006 AND SUBSEQUENT YEARS; (2) ZONING AND/OR RESTRICTIONS AND PROHIBITIONS IMPOSED BY GOVERNMENTAL AUTHORITY AND (3) RESTRICTIONS, EASEMENTS AND OTHER MATTERS APPEARING ON THE PLAT AND/OR COMMON TO THE SUBDIVISION

**NB**, the subject property is not now nor has it ever been the homestead of nor adjacent to the homestead of the Grantors herein. The Subject property is vacant land.

**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

**IN WITNESS WHEREOF**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Christina A. Perena  
Witness Name: CHRISTINA A. PERENA

Thomas Hoeffner  
**THOMAS HOEFFNER**

Stacey Seal  
Witness Name: Stacey Seal


STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by  
**THOMAS HOEFFNER**

Lisa B. Aguiar  
NOTARY PUBLIC

\_\_\_ Personally known \_\_\_ OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA  
 Lisa B. Aguiar  
Commission # DD518101  
Expires: FEB. 14, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

Christina A. Perna  
Witness Name: CHRISTINA A PERNA  
Stacey Seal  
Witness Name: Stacey Seal


Robert J. Hoeffner  
ROBERT J. HOFFNER

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2006 by  
ROBERT J. HOFFNER.

Lisa B. Aguiar  
NOTARY PUBLIC

Personally known  OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA  
 Lisa B. Aguiar  
Commission # DD518101  
Expires: FEB. 14, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

Roberta A. Breeve  
Witness Name: Roberta A. Breeve  
Brenda Marlin  
Witness Name: Brenda Marlin

William J. Hoeffner  
WILLIAM J. HOFFNER


STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2006 by  
**WILLIAM J. HOFFNER.**

Lisa B. Aguiar  
NOTARY PUBLIC

           Personally known        OR Produced Identification Type of Identification Produced: Driver's  
License(s)

NOTARY PUBLIC-STATE OF FLORIDA  
 Lisa B. Aguiar  
Commission # DD518101  
Expires: FEB. 14, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

Teresa Oliver

Witness Name: Teresa Oliver

Amelia Patterson  
Witness Name: Amelia Patterson

Patricia Hoeffner

PATRICIA HOFFNER

STATE OF FLORIDA

COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2006 by  
**PATRICIA HOFFNER.**

Suzanne L. Willis  
NOTARY PUBLIC



\_\_\_\_ Personally known  OR Produced Identification Type of Identification Produced: Driver's  
License(s) FL

Christina A. Perna  
Witness Name: CHRISTINA A. PERNA  
Stacey Seal  
Witness Name: STACEY SEAL

Sally J. Hoeffner  
SALLY J. HOEFFNER


STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2006 by **SALLY J. HOEFFNER.**

Lisa B. Aguiar  
NOTARY PUBLIC

       Personally known  OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA  
 Lisa B. Aguiar  
Commission # DD518101  
Expires: FEB. 14, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

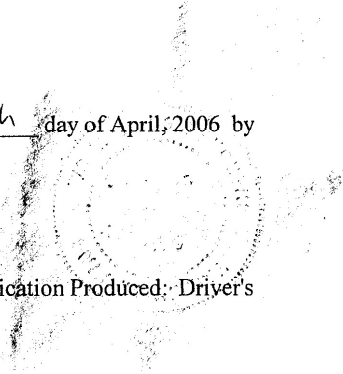
[Signature]  
Witness Name: \_\_\_\_\_  
[Signature]  
Witness Name: \_\_\_\_\_

Susan C. Trundle  
SUSAN C. TRUNDLE

STATE OF ~~FLORIDA~~ GEORGIA  
COUNTY OF Cobb

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2006 by  
**SUSAN C. TRUNDLE.**

[Signature]  
NOTARY PUBLIC ) Exp 4/26/09



Personally known \_\_\_ OR Produced Identification Type of Identification Produced: Driver's License(s)

Edward F. Ruby  
Witness Name: EDWARD F. RUBY  
Lisa B. Aguiar  
Witness Name: LISA B. AGUIAR

Gerard P. Hoefner  
GERARD P. HOEFNER

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2006 by  
**GERARD P. HOEFFNER.**

Lisa B. Aguiar  
NOTARY PUBLIC

Personally known  OR Produced Identification Type of Identification Produced: Driver's License(s)

NOTARY PUBLIC-STATE OF FLORIDA  
Lisa B. Aguiar  
Commission # DD518101  
Expires: FEB. 14, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

Cherylne Thompson  
Witness Name: C

Grace Gallant  
Witness Name: \_\_\_\_\_

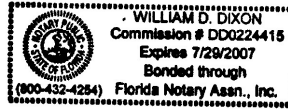
Lisa B. Hoeffner  
LISA B. HOEFFNER

STATE OF FLORIDA

COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 7 day of April, 2006 by  
**LISA B. HOEFFNER.**

William D. Dixon  
NOTARY PUBLIC



Personally known \_\_\_ OR Produced Identification Type of Identification Produced: Driver's License(s)

EXHIBIT "A"  
LEGAL DESCRIPTION

The Land is described as follows:

Parcel 1: The West one-half (1/2) of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 7, Township 35 South, Range 40 East, Less right-of-way for canals, as recorded in the Public Records in and for St. Lucie County, Florida.

Parcel 2: The East 50 feet of the following described property: The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for public roads, lying and being in St. Lucie County, Florida.

Parcel 3: The North 15 acres of the following described property, the East 1/2 of the Southeast 1/4 of Northwest 1/4 in Section 7, Township 35 South, Range 40 East, LESS AND EXCEPT rights of way for canals, lying and being in St. Lucie County, Florida. And further less and excepting therefrom the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1433, Page 2915:

A portion of the Northwest 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 806.208 meters (2,645.03 feet) to a point on a found boat spike marking the West 1/4 corner of said Section 7, said point being on the Baseline of Survey for State Road 68 (Orange Avenue) as shown on the Florida Department of Transportation Right of Way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said Baseline of Survey and the South line of the Northwest 1/4 of said Section 7, a distance of 624.027 meters (2,047.33 feet); thence North 00 deg 17' 51" West along a line at a right angle to the last described course, a distance of 116.668 meters (382.77 feet) to the POINT OF BEGINNING; thence North 89 deg 47' 56" East, a distance of 171.190 meters (561.65 feet); thence North 00 deg 18' 45" East, a distance of 94.635 meters (310.48 feet); thence South 89 deg 47' 56" West, a distance of 171.309 meters (562.04 feet); thence South 00 deg 14' 26" West, a distance of 94.634 meters (310.48 feet) to the POINT OF BEGINNING.

Further less and excepting the following described parcel as set forth in Warranty Deed recorded in Official Records Book 1430, Page 1914:

A parcel of land lying in the Northwest quarter of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

The North 15 acres of the East half of the Southeast quarter of the Northwest quarter in Section 7, Township 35 South, Range 40 East, exclusive of rights-of-way for canals. Lying Southerly of

the following described line;

Commence at a found railroad spike marking the Southwest corner of said Section 7; thence North 00 deg 07' 33" East along the West line of said Section 7, a distance of 2,645.03 feet to a point on a found railroad spike marking the West quarter corner of said Section 7, said point being on the base line of survey for State Road 68 (Orange Avenue) as shown on a Florida Department of Transportation right-of-way Map for Section No. 94070-2505; thence North 89 deg 42' 09" East along said base line of survey and the South line of the Northwest quarter of said Section 7, a distance of 2,047.33 feet; thence North 00 deg 17' 51" West along a line at right angles to the last described course, a distance of 382.77 feet to the Point of Beginning.

Thence North 89 deg 47' 56" East, a distance of 561.65 feet to the Easterly boundary of the East half of the Southeast quarter of the Northwest quarter, said line also to be extended to the Westerly boundary of the East half of the Southeast quarter of the Northwest quarter.

Together with a strip of land 50.00 feet in width measured at right angles to and parallel to the line forming the Western boundary of said East half of the Southeast quarter of the Northwest quarter and extending from the Southerly boundary line of the 15 acres hereby conveyed to the North right-of-way line of Orange Avenue extension, exclusive of rights-of-way for public roads.

Prepared by and return to:

**Bloomgarden Goudreau & Rosen**  
**8551 West Sunrise Blvd. Suite 208**  
**Fort Lauderdale, FL 33322**  
**954-370-2222**  
File Number: **05-404**  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 26 day of **July, 2006** between **Michael Tzimenatos, a single man** whose post office address is **3860 NW 78th Way, Coral Springs, FL 33065**, grantor, and **Orange Avenue Development II, LLC, a Michigan limited liability company** whose post office address is **40440 Grand River Avenue, Suite E, Novi, MI 48375**, grantee:

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

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

**The NE1/4 of the NE1/4 of the NW 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, EXCEPTING all rights of way for Public Roads and Drainage Canals and ditches.**

**Parcel Identification Number: 2407 211 0001 000 0**

Subject to real estate taxes for the year 2006 and all subsequent years; conditions, restrictions, limitations and easements of record; all zoning and subdivision ordinances of Saint Lucie County, Florida, none of which are reimposed by this Deed.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **3860 NW 78th Way, Coral Springs, FL 33065**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

DoubleTimes

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

Signed, sealed and delivered in our presence:

Witness Name: [Signature]

Michael Tzimenatos

By: [Signature]

Witness Name: LLA RODRIGUEZ

State of Florida  
County of Broward

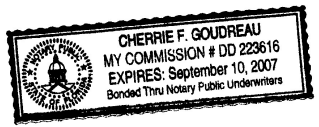
The foregoing instrument was acknowledged before me this 26th day of July, 2006 by Michael Tzimenatos. He/she  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Notary Public: [Signature]

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



This Document Prepared By and Return to:  
Steven R. McCain, Esquire  
HAYSKAR WALKER SCHWERER  
DUNDAS & McCAIN, P.A.  
515-519 South Indian River Drive  
Fort Pierce, FL 34950

Parcel ID Number: 2407-231-0000-000/5

# Warranty Deed


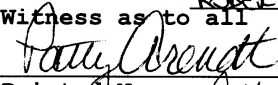
This Indenture, Made this 6th day of March, 2007 A.D., Between  
Charles Alan Turner, David Paul Turner and Karen T. Enterline, as  
Trustees U/W/O Earl V. Turner, deceased  
of the County of St. Lucie, State of Florida, grantor, and  
ORANGE AVENUE DEVELOPMENT II, LLC, a Michigan limited liability company  
whose address is: 40440 Grand River Avenue, Suite E, Novi, MI 48375

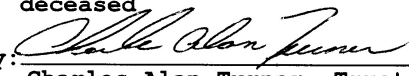

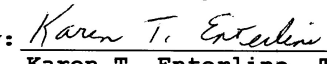
of the County of \_\_\_\_\_, State of MI 48375, grantee.  
**Witnesseth** that the GRANTOR, for and in consideration of the sum of  
Ten & 00/100ths----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of St. Lucie State of Florida to wit:  
**See Attached Exhibit "A" for legal description.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

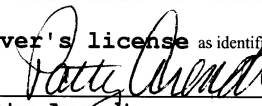
Signed, sealed and delivered in our presence:

  
Printed Name: ROBERT V. SCHWÖRER  
Witness as to all  
  
Printed Name: Patty Arendt  
Witness as to all

By:  (Seal)  
Charles Alan Turner, Trustee  
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947  
By:  (Seal)  
David Paul Turner, Trustee  
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947  
By:  (Seal)  
Karen T. Enterline, Trustee  
P.O. Address: 5000 Orange Avenue, Fort Pierce, FL 34947

STATE OF Florida  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 6th day of March, 2007 by  
Charles Alan Turner, David Paul Turner, and Karen T. Enterline  
Trustees of said Florida trust  
who are personally known to me or who have produced their Florida driver's license as identification

  
Patty Arendt  
Notary Public  
My Commission Expires: 11/16/08

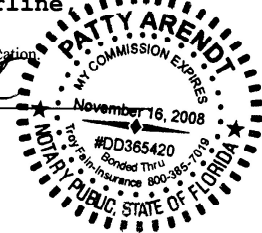


EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST.

LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS.

FURTHER EXPECTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 40' TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING.

LESS D.O.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925 OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1938 PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE N00°10'09"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68); THENCE N89°42'09"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N79°48'50"E FOR 45.07 FEET; THENCE N89°42'09"E FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'09"E FOR 119.20 FEET, THENCE N89°42'09"E FOR 74.89 FEET; THENCE S00°10'09"W FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'09"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,259 SQUARE FEET OR 18.37 ACRES MORE OR LESS.

### Property Identification

Site Address: N JENKINS RD  
 Sec/Town/Range: 07/35S/40E  
 Parcel ID: 2407-221-0001-000-1  
 Jurisdiction: Saint Lucie County

Use Type: 6000  
 Account #: 160093  
 Map ID: 24/07N  
 Zoning: RS-2 - Cou

### Ownership

Cypress Knee LLC  
 5500 Orange Ave  
 Fort Pierce, FL 34947

### Legal Description

7 35 40 NW 1/4 OF NW 1/4-LESS THAT PART ASSD IN REPLAT OF HOEFFNER ESTATES AND LESS THAT PART OF NW 1/4 OF NW 1/4 MPDAF: BEG AT NW COR OF LOT 1 HOEFFNER ESTATES (PB 32-6),TH N 00 06 24 E ALG E R/W LI OF NSLWCD CANAL NO. 30 321.51 FT ,TH S 89 55 38 E 776.80 FT, TH S 00 11 28 W 112.80 FT TO NW COR OF LOT 5 IN REPLAT OF HOEFFNER ESTATES,TH S 00 11 28 E ALG W LI OF LOT 5 178.71 FT,TH N 89 55 38 W 421.31 FT,TH S 00 14 22 W 30 FT TO S LI OF NW 1/4 OF NW 1/4,TH ALG S LI 354.99 FT TO POB AND LESS CANAL R/W- (31.76 AC) (OR 2195-2300: 2452-2835)



### Current Values

Just/Market Value: \$600,264  
 Assessed Value: \$8,734  
 Exemptions: \$0  
 Taxable Value: \$8,734

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 31.76  
 Land Size (SF): 1,383,465

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 30, 2005	2452 / 2835	XX01	WD	Miller (TR) Joseph G	\$100
Mar 23, 2005	2195 / 2300	XX00	TR	Hoeffner Marie	\$1,000,000
Feb 12, 1990	0700 / 0570	XX01	WD		\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors:  
 Sprinkled %: 0%



Image  
 or  
 Sketch  
 unavailable  
 for display

**Sketch Area Legend**

Sub Area Description Area Fin. Area Perimeter

**Special Features and Yard Items**

Type Qty Units Year Blt

**Current Year Values**

Current Values Breakdown

Building: \$0  
 Land: \$600,264  
 Just/Market: \$600,264  
 Ag Credit: \$591,530  
 Save Our Homes or 10% Cap: \$0  
 Assessed: \$8,734  
 Exemption(s): \$0  
 Taxable: \$8,734

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	31.75999	North St. Lucie Water Management District	\$651.08

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$600,264	\$8,734	\$0	\$8,734
2020	\$666,960	\$8,734	\$0	\$8,734
2019	\$666,960	\$8,734	\$0	\$8,734
2018	\$500,220	\$8,734	\$0	\$8,734

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Saint Lucie County](#)

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: 4918 ORANGE AVE  
 Sec/Town/Range: 07/35S/40E  
 Parcel ID: 2407-211-0001-000-0  
 Jurisdiction: Saint Lucie County

Use Type: 0000  
 Account #: 19840  
 Map ID: 24/07N  
 Zoning: RS-2 - Cou

### Ownership

Orange Avenue Devel II LLC  
 28178 Hayes Rd  
 Roseville, MI 48066

### Legal Description

7 35 40 NE 1/4 OF NE 1/4 OF NW 1/4-LESS CANAL- (8.47 AC) (OR 2633-355)

### Current Values

Just/Market Value: \$158,500  
 Assessed Value: \$128,840  
 Exemptions: \$0  
 Taxable Value: \$128,840



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 8.47  
 Land Size (SF): 368,953.2

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 26, 2006	2633 / 0355	XX00	WD	Tzimenatos Michael	\$720,000
Sep 29, 2005	2470 / 1081	XX01	QC	Tzimenatos Sophie	\$100
May 1, 1984	0432 / 1152	XX00	CV		\$65,000
Feb 1, 1973	0211 / 0473	XX00	CV		\$25,000

### Special Features and Yard Items

Type Qty Units Year Blt

### Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building: \$0

Land:	\$158,500
Just/Market:	\$158,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$29,660
Assessed:	\$128,840
Exemption(s):	\$0
Taxable:	\$128,840

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	\$276.14
Start Year	AssessCode	Units	Description	Amount
2013	0054	8.47	North St. Lucie Water Management District	\$173.64

This does not necessarily represent the total Special Assesments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [📄](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$158,500	\$128,840	\$0	\$128,840
2020	\$160,400	\$117,128	\$0	\$117,128
2019	\$160,400	\$106,480	\$0	\$106,480
2018	\$136,300	\$96,800	\$0	\$96,800

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
 © Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: TBD  
 Sec/Town/Range: 07/35S/40E  
 Parcel ID: 2407-212-0001-000-3  
 Jurisdiction: Saint Lucie County

Use Type: 0000  
 Account #: 19841  
 Map ID: 24/07N  
 Zoning: RS-2 - Cou

### Ownership

Orange Avenue Devel II LLC  
 28178 Hayes Rd  
 Roseville, MI 48066

### Legal Description

7 35 40 W 1/2 OF NE 1/4 OF NW 1/4 -LESS CANAL- (19.45 AC) (OR 2558-149, 153)

### Current Values

Just/Market Value: \$275,700  
 Assessed Value: \$275,700  
 Exemptions: \$0  
 Taxable Value: \$275,700



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 19.45  
 Land Size (SF): 847,242

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

## Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558 / 0153	XX02	WD	Hoeffner Thomas	\$3,056,200
Apr 7, 2006	2553 / 0149	XX02	WD	Hoeffner Thomas	\$100
Feb 12, 1999	1234 / 0743	XX01	WD	Hoeffner Bernard A	\$100
Feb 1, 1985	0457 / 1668	XX01	CV		\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors:  
 Sprinkled %: 0%



Image  
 or  
 Sketch  
 unavailable  
 for display

**Sketch Area Legend**

Sub Area Description Area Fin. Area Perimeter

**Special Features and Yard Items**

Type Qty Units Year Blt

**Current Year Values**


Current Values Breakdown

Building: \$0  
 Land: \$275,700  
 Just/Market: \$275,700  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$0  
 Assessed: \$275,700  
 Exemption(s): \$0  
 Taxable: \$275,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	19.45	North St. Lucie Water Management District	\$398.73

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$275,700	\$275,700	\$0	\$275,700
2020	\$306,300	\$266,905	\$0	\$266,905
2019	\$306,300	\$242,641	\$0	\$242,641
2018	\$275,700	\$220,583	\$0	\$220,583

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Saint Lucie County](#)

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: 5220 ORANGE AVE  
 Sec/Town/Range: 07/35S/40E  
 Parcel ID: 2407-231-0000-000-5  
 Jurisdiction: Saint Lucie County

Use Type: 1000  
 Account #: 19845  
 Map ID: 24/07N  
 Zoning: Comm Genra

### Ownership

Orange Ave Development II LLC  
 28178 Hayes Rd  
 Roseville, MI 48066



### Legal Description

7.35 40 THAT PART OF W 1/2 OF SE 1/4 OF NW 1/4 AND E 20 FT OF SW 1/4 OF NW 1/4 MPDAF: FROM 20 FT W OF SE COR OF SW 1/4 OF NW 1/4 RUN N 00 10 09 E 40 FT TO N R/W LI OF ORANGE AVE (STATE RD 68), TH N 165 FT TO POB, TH N 1129.75 FT TO N LI OF SW 1/4 OF NW 1/4 AND 20 FT W OF NW COR OF SE 1/4 OF NW 1/4, TH NELY ALG N LI 636.36 FT TO NE COR OF W 1/2 OF SE 1/4 OF NW 1/4, TH SLY ALG E LI OF SE 1/4 OF NW 1/4 1290.63 FT TO N R/W LI OF ORANGE AV, TH WLY ALG N R/W LI 435.43 FT, TH N 00 10 09 E 8.59 FT, TH S 89 42 09 W 95.40 FT, TH N 157.26 FT, TH W 100 FT TO POB (18.36 AC ) (OR 402-1934: 2794-89)

### Current Values

Just/Market Value: \$921,700  
 Assessed Value: \$921,700  
 Exemptions: \$0  
 Taxable Value: \$921,700

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 18.36  
 Land Size (SF): 799,762

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 6, 2007	2794 / 0089	XX00	WD	Turner James R	\$3,301,800
Jun 1, 1983	0402 / 1934	XX00	CV		\$208,200

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors:  
 Sprinkled %: 0%



Image  
 or  
 Sketch  
 unavailable  
 for display

**Sketch Area Legend**

Sub Area Description Area Fin. Area Perimeter

**Special Features and Yard Items**

Type Qty Units Year Blt

**Current Year Values**


Current Values Breakdown

Building: \$0  
 Land: \$921,700  
 Just/Market: \$921,700  
 Ag Credit: \$0  
 Save Our Homes or 10% Cap: \$0  
 Assessed: \$921,700  
 Exemption(s): \$0  
 Taxable: \$921,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	18.36001	North St. Lucie Water Management District	\$376.38

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$921,700	\$921,700	\$0	\$921,700
2020	\$921,700	\$921,700	\$0	\$921,700
2019	\$921,700	\$921,700	\$0	\$921,700
2018	\$921,700	\$921,700	\$0	\$921,700

### Permits

Number	Issue Date	Description	Amount	Fee
C97-110086	Nov 12, 1997	Demolition	\$0	\$0

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Saint Lucie County

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: TBD  
 Sec/Town/Range: 07/35S/40E  
 Parcel ID: 2407-241-0001-000-3  
 Jurisdiction: Saint Lucie County

Use Type: 0000  
 Account #: 19864  
 Map ID: 24/07N  
 Zoning: Comm Genra

### Ownership

Orange Avenue Devel II LLC  
 28178 Hayes Rd  
 Roseville, MI 48066

### Legal Description

7 35 40 N 15 AC OF E 1/2 OF SE 1/4 OF NW 1/4-LESS W 50 FT OF S 5 AC AND LESS RD AND CANAL RS/W AND LESS THAT PART OF SEC MPDAF: FROM SW COR OF SEC RUN N 00 07 33 E ALG W SEC LI 2645.03 FT,TH N 89 42 09 E 2047.33 FT,TH N 00 17 51 W 382.77 FT TO THE POB:TH N 89 47 56 E 561.65 FT,TH N 00 18 45 E 310.48 FT,TH S 89 47 56 W 562.04 FT,TH S 00 14 26 W 310.48 FT TO POB (10.37 AC) (OR 2558-149, 153)



### Current Values

Just/Market Value: \$237,300  
 Assessed Value: \$146,072  
 Exemptions: \$0  
 Taxable Value: \$146,072

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 10.37  
 Land Size (SF): 451,717

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

## Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 17, 2006	2558 / 0153	XX02	WD	Hoeffner Thomas	\$3,056,200
Apr 7, 2006	2558 / 0149	XX02	WD	Hoeffner (TR) Thomas	\$100
Feb 19, 1999	1234 / 0749	XX01	WD	BERNARD A HOFFNER GROVES INC	\$11,200
Apr 30, 1990	0689 / 2904	XX01	WD	A P HOFFNER SONS INC	\$0
Jan 1, 1979	0322 / 2838	XX01	CV		\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image  
or  
Sketch  
unavailable  
for display

**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
------	-----	-------	----------

**Current Year Values**

Current Values Breakdown

Building:	\$0
Land:	\$237,300
Just/Market:	\$237,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$91,228
Assessed:	\$146,072
Exemption(s):	\$0
Taxable:	\$146,072

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	10.34972	North St. Lucie Water Management District	\$212.17

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$237,300	\$146,072	\$0	\$146,072
2020	\$241,600	\$132,793	\$0	\$132,793
2019	\$241,600	\$120,721	\$0	\$120,721
2018	\$241,600	\$109,747	\$0	\$109,747

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

Cypress Knee LLC  
5500 Orange Avenue  
Fort Pierce, FL 34947

**OWNER CONSENT FORM**

Project Name: Suchman 85 acres - Miller/Smith

Parcel ID: 240722100010001

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED JOSEPH G. MILLER, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:


I hereby give CONSENT to Redtail DG, Inc. and EDC, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

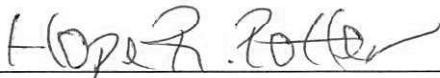
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company, who is personally known to me and who did (did not) take an oath.



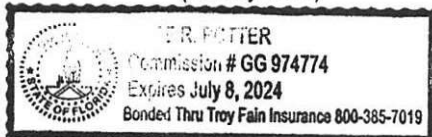
Notary Signature

  
JOSEPH G. MILLER, as Manager of CYPRESS KNEE, LLC, a Florida limited liability company



Printed Name of Notary

(Notary Seal)



My commission expires



5500 Orange Avenue

Street Address

Fort Pierce, FL 34947

City, State, Zip

(772) 475-6066

Telephone / Email

Orange Ave Development II LLC  
28178 Hayes Rd  
Roseville, MI 48066

**OWNER CONSENT FORM**

Project Name: Suchman 56.65 acres - Miller/Smith

Parcel ID: 240721200010003, 240721100010000, 240724100010003, & 240723100000005

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD SMITH, THE MANAGER OF ORANGE AVENUE DEVELOPMENT II, LLC, A MICHIGAN LIMITED LIABILITY COMPANY WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Engineering Design and Construction, Inc., both of whom have been engaged by Suchman Real Estate Co., a Florida corporation ("Suchman"), at Suchman's expense, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

This CONSENT is subject to the terms and conditions of the Purchase and Sale Agreement last dated March 23, 2021 by and between Owner and Suchman, as amended.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 8th day of June, 2022, by Richard Smith, the Manager of Orange Avenue Development II, LLC, a Michigan limited liability company, on behalf of such company, who is personally known to me or who has produced Driver's License (type of identification) as identification and who did (did not) take an oath.

Charles Arant

Notary Signature

CHARLES ARANT

Printed Name of Notary

(Notary Seal)

2-15-2024

My commission expires  
CHARLES ARANT

Notary Public, State of Michigan  
County of Macomb

My Commission Expires 02-15-2024  
Acting in the County of MACOMB

[Signature]  
Owner's Signature on behalf of Orange Avenue Development II, LLC, a Michigan limited liability company

Richard Smith, Manager  
Owner's Name

28178 Hayes Road

Street Address

Roseville, MI 48066

City, State, Zip

rsmith@wolverinebronze.com

Telephone / Email

# General Location Map



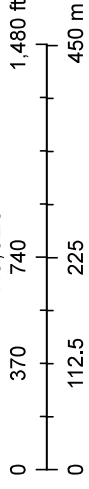
June 23, 2022

Override 1

Comparable Search

- Street Centerline
- Freeway
- Highway
- Major Arterial
- Minor Arterial
- Collector
- Ramp
- Local
- Other

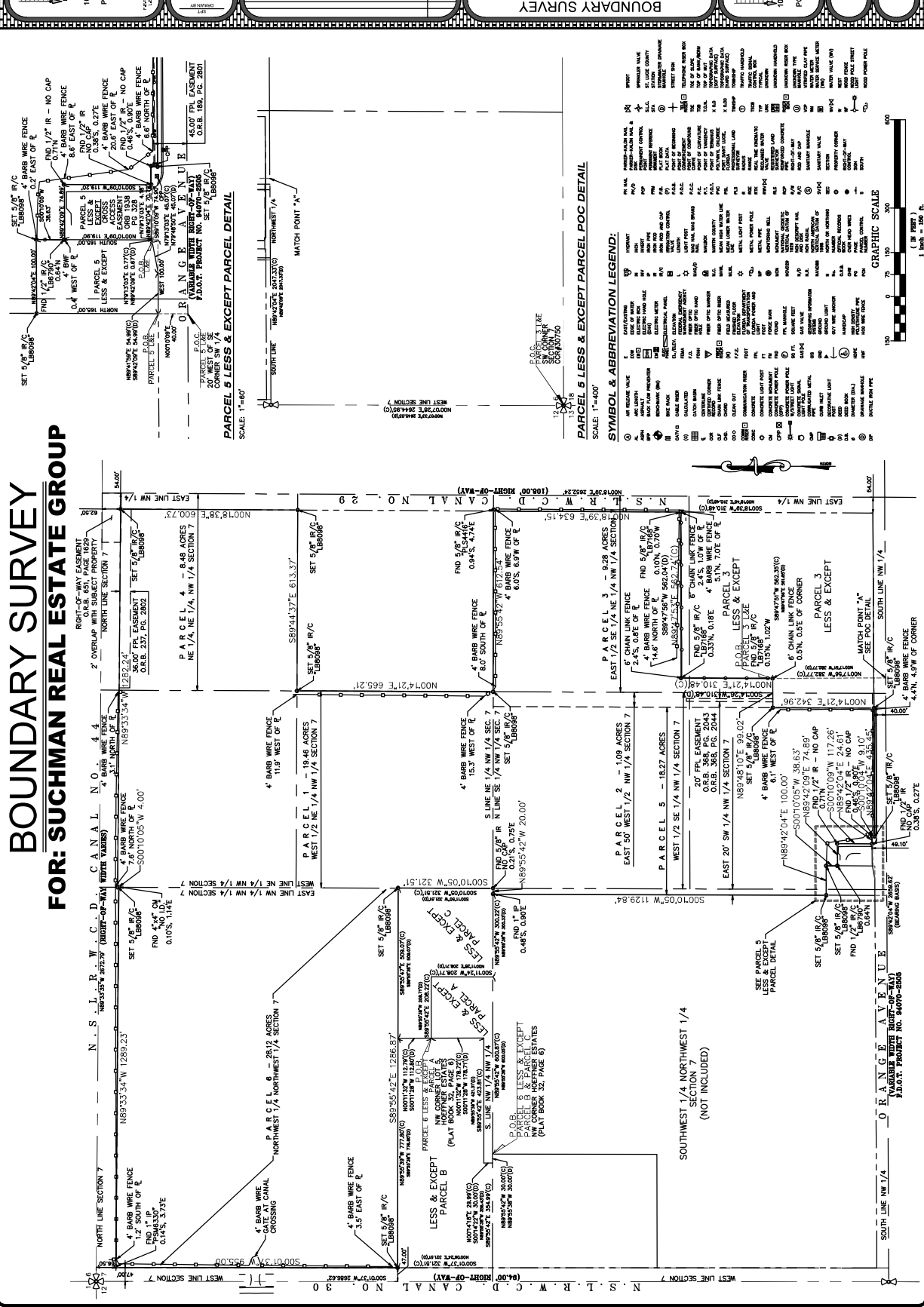
1:9,028




Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),




# BOUNDARY SURVEY FOR: SUCHMAN REAL ESTATE GROUP





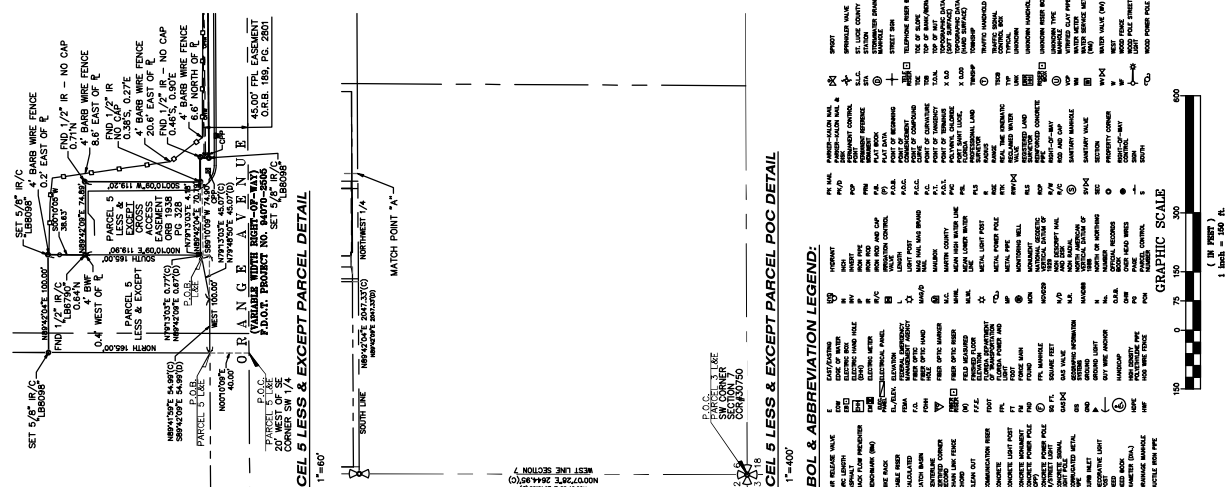
**FDS**  
ENGINEERING & SURVEYING  
ENVIRONMENTAL  
10250 VILLAGE PARKWAY  
PORT ST. LUCIE, FL 34887  
TEL: 772-482-2485  
WWW.FDSINC.COM

**BOUNDARY SURVEY**  
FOR: SUCHMAN REAL ESTATE GROUP  
LAND LYING IN THE NORTHWEST QUARTER OF  
SEC. 07, T. 29S, R. 18E, S. 1/2, SE. 40 EAST  
ST. LUCIE COUNTY, FLORIDA



**FDS**  
ENGINEERING & SURVEYING  
ENVIRONMENTAL  
10250 VILLAGE PARKWAY  
PORT ST. LUCIE, FL 34887  
TEL: 772-482-2485  
WWW.FDSINC.COM

21-260  
2 OF 2



**SYMBOL & ABBREVIATION LEGEND:**

1	ADJACENT	1	ADJACENT
2	ADJACENT	2	ADJACENT
3	ADJACENT	3	ADJACENT
4	ADJACENT	4	ADJACENT
5	ADJACENT	5	ADJACENT
6	ADJACENT	6	ADJACENT
7	ADJACENT	7	ADJACENT
8	ADJACENT	8	ADJACENT
9	ADJACENT	9	ADJACENT
10	ADJACENT	10	ADJACENT
11	ADJACENT	11	ADJACENT
12	ADJACENT	12	ADJACENT
13	ADJACENT	13	ADJACENT
14	ADJACENT	14	ADJACENT
15	ADJACENT	15	ADJACENT
16	ADJACENT	16	ADJACENT
17	ADJACENT	17	ADJACENT
18	ADJACENT	18	ADJACENT
19	ADJACENT	19	ADJACENT
20	ADJACENT	20	ADJACENT
21	ADJACENT	21	ADJACENT
22	ADJACENT	22	ADJACENT
23	ADJACENT	23	ADJACENT
24	ADJACENT	24	ADJACENT
25	ADJACENT	25	ADJACENT
26	ADJACENT	26	ADJACENT
27	ADJACENT	27	ADJACENT
28	ADJACENT	28	ADJACENT
29	ADJACENT	29	ADJACENT
30	ADJACENT	30	ADJACENT
31	ADJACENT	31	ADJACENT
32	ADJACENT	32	ADJACENT
33	ADJACENT	33	ADJACENT
34	ADJACENT	34	ADJACENT
35	ADJACENT	35	ADJACENT
36	ADJACENT	36	ADJACENT
37	ADJACENT	37	ADJACENT
38	ADJACENT	38	ADJACENT
39	ADJACENT	39	ADJACENT
40	ADJACENT	40	ADJACENT
41	ADJACENT	41	ADJACENT
42	ADJACENT	42	ADJACENT
43	ADJACENT	43	ADJACENT
44	ADJACENT	44	ADJACENT
45	ADJACENT	45	ADJACENT
46	ADJACENT	46	ADJACENT
47	ADJACENT	47	ADJACENT
48	ADJACENT	48	ADJACENT
49	ADJACENT	49	ADJACENT
50	ADJACENT	50	ADJACENT
51	ADJACENT	51	ADJACENT
52	ADJACENT	52	ADJACENT
53	ADJACENT	53	ADJACENT
54	ADJACENT	54	ADJACENT
55	ADJACENT	55	ADJACENT
56	ADJACENT	56	ADJACENT
57	ADJACENT	57	ADJACENT
58	ADJACENT	58	ADJACENT
59	ADJACENT	59	ADJACENT
60	ADJACENT	60	ADJACENT
61	ADJACENT	61	ADJACENT
62	ADJACENT	62	ADJACENT
63	ADJACENT	63	ADJACENT
64	ADJACENT	64	ADJACENT
65	ADJACENT	65	ADJACENT
66	ADJACENT	66	ADJACENT
67	ADJACENT	67	ADJACENT
68	ADJACENT	68	ADJACENT
69	ADJACENT	69	ADJACENT
70	ADJACENT	70	ADJACENT
71	ADJACENT	71	ADJACENT
72	ADJACENT	72	ADJACENT
73	ADJACENT	73	ADJACENT
74	ADJACENT	74	ADJACENT
75	ADJACENT	75	ADJACENT
76	ADJACENT	76	ADJACENT
77	ADJACENT	77	ADJACENT
78	ADJACENT	78	ADJACENT
79	ADJACENT	79	ADJACENT
80	ADJACENT	80	ADJACENT
81	ADJACENT	81	ADJACENT
82	ADJACENT	82	ADJACENT
83	ADJACENT	83	ADJACENT
84	ADJACENT	84	ADJACENT
85	ADJACENT	85	ADJACENT
86	ADJACENT	86	ADJACENT
87	ADJACENT	87	ADJACENT
88	ADJACENT	88	ADJACENT
89	ADJACENT	89	ADJACENT
90	ADJACENT	90	ADJACENT
91	ADJACENT	91	ADJACENT
92	ADJACENT	92	ADJACENT
93	ADJACENT	93	ADJACENT
94	ADJACENT	94	ADJACENT
95	ADJACENT	95	ADJACENT
96	ADJACENT	96	ADJACENT
97	ADJACENT	97	ADJACENT
98	ADJACENT	98	ADJACENT
99	ADJACENT	99	ADJACENT
100	ADJACENT	100	ADJACENT

GRAPHIC SCALE: 1"=60'

1 100 200 300 400 500 600 700 800 900 1000

(1 IN FEET) = 60 FT