



TO : Technical Review Committee
FROM : Vennis Gilmore, Assistant Planning Director
RE : Technical Review Project: #23-09000003
ORIGINAL BOARD DATE : March 16, 2023

Final Plat – Mohawk – 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

Attached is an Application for Final Plat for the subject property located at or near the northwest corner of Mohawk Avenue and Bryant Road.

Parcel ID(s): **1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7**

The subject property is approximately 4.109 acres. The property is currently zoned R-1, Single-Family Low Density Zone with a Future Land Use of RL, Low Density Residential. The applicant is requesting the review and approval of a Final Plat to subdivide the subject property into 14 platted single-family lots.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,
Vennis Gilmore
Assistant Planning Director



THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT *Florida*

Subdivision

Property address or Location _____

Parcel ID #(s) 1428-702-0425-000-7, 1428-702-0382-000-3, 1428-702-0050-000-7

Project description REPLAT AND USE TO BUILD NEW SINGLE FAMILY HOMES

INTEGRITY 1ST PROPERTIES INC
OUTDOORS QUALITY HOMES LLC

Property Owner(s)
1379 SW BELLEVUE AVE

Street Address
PORT ST. LUCIE FL 34953

City State Zip

772-514-2110

Phone Number
THEOUTDOORSQUALITYLLC@

Email Address
GMAIL.COM

ALEXANDER PIAZZA

Applicant/Representative, Title, Company

619 SW BILTMORE ST

Street Address

PORT ST. LUCIE FL 34983

City State Zip

772-346-7776

Phone Number

ALEXANDERPIAZZA@AJPSURVEY.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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST LUCIE

The foregoing instrument was acknowledged before me this 26 day of January, 2023, by

ELEAZAR AMADOR (OUTDOORS QUALITY HOMES) who is personally known to me or has produced

D.L.G. as identification.

Signature of Notary



Jerardo Amador
 COMMISSION # GG26000
 EXPIRES: February 5, 2025
 Bonded Thru Aaron 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 _____

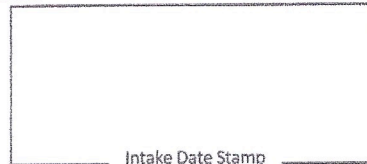
Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____



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
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk425**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

Parcel Identification Number: 1428-702-0425-000-7

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, 2017**.

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:

[Signature]
Witness Name: Jana E Kelly

[Signature]
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

OFFICE OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT PIERCE, FL 34956

ORDINANCE NO. L-15

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SAN LUCIE PLAZA SUBDIVISION, UNIT ONE**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City the following described property:

LOTS 5 THROUGH 12, BLOCK 26; LOTS 1 & 2, BLOCK 25; LOTS 1 THORUGH 9, BLOCK 2; LOTS 1 THORUGH 5, BLOCK 5a; LOTS 6 THROUGH 10, BLOCK 5B; LOTS 4 & 5, BLOCK 3; LOTS 10 & 11, BLOCK 2, SAN LUCIE PLAZA, UNIT 1

LOTS 13 THROUGH 24, BLOCK 25; LOTS 1 THROUGH 12, BLOCK 27; LOTS 1 THROUGH 6, BLOCK 24, LOTS 3 THROUGH 6, BLOCK 25; LOTS 12 THROUGH 16, BLOCK 2; LOTS 1 THORUGH 3, BLOCK 3; ALL SAN LUCIE PLAZA SUBDIVISION, UNIT 1, SEC. N 1/2 OF 33 TOWNSHIP 34 RANGE 40.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive

weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned R-1, Single Family Low Density Zone, and the Future Land Use Designation is RU, Residential Urban Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

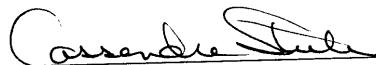
SECTION 6. This ordinance shall be and become effective immediately upon final passage.

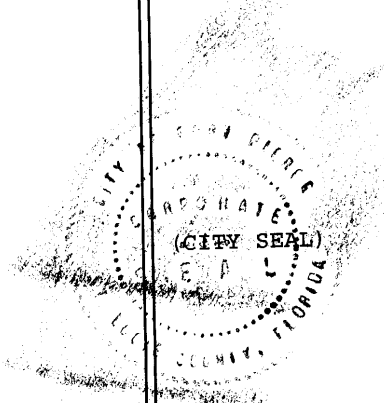
STATE OF FLORIDA)
ST. LUCIE COUNTY)^{SS}

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-15 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 27, 2008, and on April 3, 2008; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on April 7, 2008; and was duly introduced, read by title only, and passed on second and final reading on April 21, 2008, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of April 2008.


MAYOR COMMISSIONER


CITY CLERK



Ordinance No. L-15



Legend




-  Annexations
-  City Limits
-  County



EXHIBIT "A"

1. Address: **2425 Mohawk Avenue**
Property I.D.: **1428-702-0068-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N) (OR 750-2236: 765-351: 978-316)**
2. Address: **2431 Mohawk Avenue**
Property I.D.: **1428-702-0052-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 3,4 AND 5 (MAP 14/33N) (OR 526-1574: 896-804:2095-1378)**
3. Address: **Block 3 Lots 1 and 2**
Property I.D.: **1428-702-0050-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**
4. Address: **Block 24 Lots 1 through 6**
Property I.D.: **1428-702-0382-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**
5. Address: **Block 27 Lots 1 through 12**
Property I.D.: **1428-702-0425-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N) (OR 2011-1176: 2818-2454)**
21. Address: **2428 Mohawk Avenue**
Property I.D.: **1428-702-0043-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2912 MOHAWK AV) LOT 10 AND S 43.51 FT OF LOT 11 A/D/A W 1/2OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC E BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25-LESS N 680 FT- (MAP 14/33N) (OR 1617-562).**
20. Address: **2436 Mohawk Avenue**
Property I.D.: **1428-702-0044-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2914 MOHAWK AV) N 6.5 FT OF LOT 11, ALL LOT 12 AND S 28.5 FT OF LOT 13 A/D/A S 85 FT OF N 680 FT OF FOL DESC PROP: W 1/2 OFBLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N)**
19. Address: **2444 Mohawk Avenue**
Property I.D.: **1428-702-0045-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2916 MOHAWK AV) N 21.5 FTOF LOT 13, ALL LOT 14 AND S 13.5 FT OF LOT 15 A/D/A S 85 FT OF N 595 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2129 : 1892-1004)**
18. Address: **2452 Mohawk Avenue**
Property I.D.: **1428-702-0046-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2918 MOHAWK AV) N 36.5 FTOF LOT 15 AND S 48.5 FT OF LOT 16 A/D/A S 85 FT OF N 510 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDTHAT PART OF VAC LOWELL RD AND VACEAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2124: 2604-2669)**

17. Address: **2502 Mohawk Avenue**
Property I.D.: **1428-702-0047-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2920 MOHAWK AV) N 85 FT OF S 133.5 FT OF LOT 16 AS MEAS ON E LI OF LOT AND THAT PART OF VAC EAST BV LYG S OF WLY EXT OF N LI OF SD 85 FT A/D/A S 85 FT OF N 425 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OFBLKS 2 AND 25 (MAP 14/33N) (OR 2507-65)**
16. Address: **2514 Mohawk Avenue**
Property I.D.: **1428-702-0397-020-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLKS 2 AND 25 (2922 MOHAWK AV) PART OF LOT 16 BLK 2 AND PART OF LOT 3 BLK 25 AND PART OF VAC EAST BV A/D/A S 85 FT OF N 340 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELLRD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1164-1037)**
15. Address: **2536 Mohawk Avenue**
Property I.D.: **1428-702-0397-015-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2924 MOHAWK AV) N 51 FT OF LOT 3 AND S 34 FT OF LOT 4 A/D/A S 85 FT OF N 255 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDALL THAT PART OF VAC LOWELL RD ANDVAC EAST BV LYG CONTIGUOUS AND ADJTO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 594-1358: 2572-1280)**
14. Address: **2538 Mohawk Avenue**
Property I.D.: **1428-702-0397-010-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 N 16 FT OF LOT 4, ALL LOT 5 AND S 19 FT OF LOT 6 A/D/A S 85 FT OF N 170 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EASTBV LYG CONTIGUOUS AND ADJ TO W 1/2OF BLKS 2 AND 25 (MAP 14/33N) (OR 2254-1514: 2692-1779)**
13. Address: **2540 Mohawk Avenue**
Property I.D.: **1428-702-0397-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2928 MOHAWK AV) N 31 FT OF LOT 6 AND THAT PART VAC LOWELL RD LYG N OF LOT 6 A/D/A N 85 FT OF FOL DESC PROP: W 1/2 OF BLKS 2AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 740-1049)**
12. Address: **2574 Mohawk Avenue**
Property I.D.: **1428-702-0413-000-0**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 13 AND S 37.05 FT LOT 14 (MAP 14/33N) (OR 565-38: 2572-1307)**
11. Address: **2586 Mohawk Avenue**
Property I.D.: **1428-702-0414-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 12.5 FT OF LOT 14, ALL LOT 15 AND S 22.5 FT OF LOT 16 (MAP 14/33N) (OR 1266-2428)**
10. Address: **2598 Mohawk Avenue**
Property I.D.: **1428-702-0416-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 27.5 FT OF LOT 16, ALL LOT 17 AND S 7.5 FT OF LOT 18 (MAP14/33N) (OR 2066-1068)**
9. Address: **2610 Mohawk Avenue**
Property I.D.: **1428-702-0418-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 42.5 FT OF LOT 18 AND S 42.5 FT OF LOT 19 (MAP 14/33N) (OR 1965-995)**

8. Address: **2622 Mohawk Avenue**
Property I.D.: **1428-702-0419-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 7.5 FT LOT 19, ALL LOT 20 AND SLY 27.5 FT LOT 21 (MAP 14/33N) (OR 1271-781)**
7. Address: **2634 Mohawk Avenue**
Property I.D.: **1428-702-0421-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 (3010 MOHAWK AV) N 22.5 FT LOT 21, ALL LOT 22 AND S 12.5 FT LOT 23 (MAP 14/33N) (OR 991-1893)**
6. Address: **Block 26, N 37.5' of Lot 23 and all of lot 24**
Property I.D.: **1428-702-0423-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 37.5 FT LOT 23, ALL LOT 24 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N (MAP 14/33N)(OR 2011-1176: 2818-2454)**
35. Address: **Block 26 27.5' of Lot 4, and all of lot 5**
Property I.D.: **1428-702-0404-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N) (OR 2011-1176: 2818-2454)**
34. Address: **2601 Seneca Avenue**
Property I.D.: **1428-702-0406-000-8**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)**
33. Address: **2579 Seneca Avenue**
Property I.D.: **1428-702-0407-000-5**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N) (OR 818-1712)**
32. Address: **2567 Seneca Avenue**
Property I.D.: **1428-702-0408-000-2**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N) (OR 2408-1141)**
31. Address: **2555 Seneca Avenue**
Property I.D.: **1428-702-0409-000-9**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N) (OR 1328-2977)**
30. Address: **2543 Seneca Avenue**
Property I.D.: **1428-702-0395-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 FT, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N) (OR 2453-2027)**
29. Address: **2531 Seneca Avenue**
Property I.D.: **1428-702-0396-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, THNLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 2488-799)**
28. Address: **2519 Seneca Avenue**
Property I.D.: **1428-702-0034-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519 SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG BTW (MAP 14/33N) (OR 212-2000: 2572-1286)**

27. Address: **2507 Seneca Avenue**
Property I.D.: **1428-702-0036-000-3**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507 SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N) (OR 2577-2151: 2631-2279)**
26. Address: **2467 Seneca Avenue**
Property I.D.: **1428-702-0037-000-0**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467 SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N) (OR 2572-1289)**
25. Address: **2455 Seneca Avenue**
Property I.D.: **1428-702-0038-000-7**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455 SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT LOT 5 (MAP 14/33N) (OR 2572-1298)**
24. Address: **2443 Seneca Avenue**
Property I.D.: **1428-702-0039-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443 SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP 14/33N) (OR 2435-486)**
23. Address: **2431 Seneca Avenue**
Property I.D.: **1428-702-0040-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431 SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT LOT 8 (MAP 14/33N) (OR 334-1489: 2572-1301)**
22. Address: **2419 Seneca Avenue**
Property I.D.: **1428-702-0041-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419 SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP 14/33N) (OR 2476-2030)**

NOV 126 113

COUNTY OF St. Lucie DEED NO. 602

STATE OF FLORIDA THROUGH THE

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTEE

(1) TO G. Albert bloodworth, P. O. Box 690,
of the City of Fort Pierce, County of St. Lucie, State of Florida, GRANTEE

WITNESSETH:

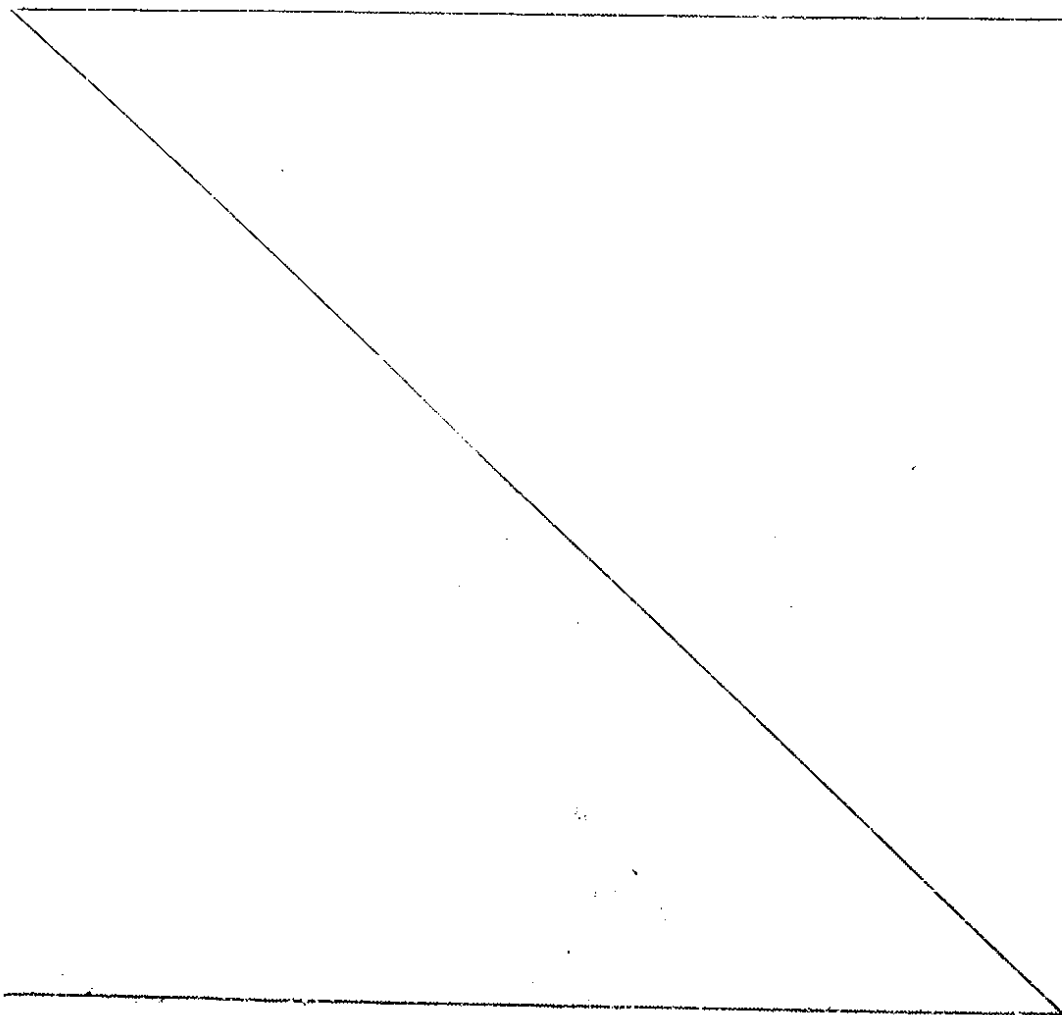
WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 9 day of MAY, 1945, in the County of St. Lucie, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Two thousand seven hundred and seventy-seven & 50/100 DOLLARS

(\$ 2777.50) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of St. Lucie, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec. Tp. Rg. Ac.	Amount Rec'd
				\$



126 104			
Pt. 885 107	8-4-28 7-2-34	Lot 1, Block 40, San Lucie Plaza S/D (Unit 1)	\$5.00
Pt. 385 1824	8-4-28 8-7-33	Lot 2, Block 40, San Lucie Plaza S/ D (Unit 1)	10.00
207 1835	8-4-28 8-7-33	Lots 33, 34 & 35, Block 40, San Lucie Plaza S/D (Unit 1)	10.00
103-A	8-7-33	All Block 1-A, San Lucie Plaza S/ D (Unit 1)	5.00
499 1485-1486 & 1487	6-4-28 8-7-33	Lots 1 to 5 inc., Block 1-B, San Lucie Plaza S/D (Unit 1)	12.50
500 1488-1489-1491 & 1492	6-4-28 8-7-33	Lots 6 to 10 inc., 13, 14 & 15, Block 1-C, San Lucie Plaza S/ D (Unit 1)	20.00
451 Pt. 1490	7-1-29 8-7-33	Lot 11, Block 1-C, San Lucie Plaza S/D (Unit 1)	2.50
452 Pt. 1490	7-1-29 8-7-33	Lot 12, Block 1-C, San Lucie Plaza S/ D (Unit 1)	2.50
501 1493 to 1497 inc.	6-4-28 8-7-33	Lots 16 to 29 inc., Block 1-D San Lucie Plaza S/D (Unit 1)	35.00
502 1498	6-4-28 8-7-33	Lots 30 & 31, Block 1-E, San Lucie Plaza S/D (Unit 1)	5.00
503 1499 to 1502 inc.	6-4-28 8-7-33	Lots 1 to 16 inc., Block 2, San Lucie Plaza S/D (Unit 1)	40.00
504 1503 & 1504	6-4-28 8-7-33	Lots 1 to 9 inc., Block 3, San Lucie Plaza S/ D (Unit 1)	17.50
505 1505	6-4-28 8-7-33	Lots 1 to 4 inc., Block 4, San Lucie Plaza S/D (Unit 1)	10.00
506 1506 & 1507	6-4-28 8-7-33	Lots 1 to 5 inc., Block 5-A, San Lucie Plaza S/D (Unit 1)	7.50
507 1508	6-4-28 8-7-33	Lots 6 to 10 inc., Block 5-B, San Lucie Plaza S/D (Unit 1)	12.50
508 1509	6-4-28 8-7-33	Lots 11 to 17 inc., Block 5-C, San Lucie Plaza S/D (Unit 1)	17.50
509 1510	6-4-28 8-7-33	All undivided Block 6, San Lucie Plaza S/ D (Unit 1)	2.50
510 1511 & 1512	6-4-28 8-7-33	Lots 1 to 7 inc., Block 7-A, San Lucie Plaza S/ D (Unit 1)	17.50
511 1513 & 1514	6-4-28 8-7-33	Lots 8 to 11 inc., Block 7-B, San Lucie Plaza S/ D (Unit 1)	10.00
453 1515	7-1-29 8-7-33	Lot 12, Block 7-B, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 512 1516 & 1518	6-4-28 8-7-33	Lots 13, 16 & 17, Block 7-C, San Lucie Plaza S/D (Unit 1)	7.50
453 Pt. 1517	6-2-30 8-7-33	Lot 14, Block 7-C, San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward

\$ 255.00.

			Brought forward	\$228.00
484	8-2-30	Lot 18, Block 7-D,		
Pt. 1517	8-7-33	San Lucie Plaza S/ D, (Unit 1)		\$ 2.50
513	6-4-28	Lots 18 to 22 inc., Block 7-D,		
1519	8-7-33	San Lucie Plaza S/D (Unit 1)		12.50
514	6-4-28	Lots 23 to 27 inc., Block 7-E,		
1520, 1521		San Lucie Plaza S/ D		
& 1522	8-7-33	(Unit 1)		12.50
515	6-4-28	Beg. at intersection of S. line of St.		
516	6-4-28	Lucie Blvd. & W. line of Cherokee Ave.,		
(Arrows '26)		run S to Shelly Road, E 138 ft., N to		
1523	8-7-33	St. Lucie Blvd., W. to beg., San Lucie		
		Plaza S/ D (Unit 1)		12.50
517	6-4-28	Lots 28 to 32 inc., Block 7-F,		
1524 &		San Lucie Plaza S/ D,		
1525	8-7-33	(Unit 1)		12.50
518	6-4-28	Lots 33 to 37 inc., Block 7-G,		
1526	8-7-33	San Lucie Plaza S/ D (Unit 1)		12.50
519	6-4-28	Lots 1, 2 & 3, Block 8,		
1527	8-7-33	San Lucie Plaza S/ D (Unit 1)		7.50
454	7-1-29	Lot 1, Block 9,		
1528	8-7-33	San Lucie Plaza S/D (Unit 1)		2.50
520	6-4-28	Lots 2 to 5 inc., & 7 to 10 inc.,		
1529, 1530 &		Block 9, San Lucie Plaza S/ D,		
1532	8-7-33	(Unit 1)		20.00
455	7-1-29	Lot 6, Block 9,		
1531	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
521	6-4-28	Lots 1 to 17 inc., Block 10,		
1533 &		San Lucie Plaza S/ D		
1534	8-7-33	(Unit 1)		42.50
458	7-1-29	Lot 1, Block 11,		
1535	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
Pt. 522	6-4-28	Lots 2, 3, 4 & 6 to 16 inc.,		
1536, 1537, 1538,		21, 22 & 23, Block 11,		
1540, 1541, Pt.		San Lucie Plaza S/ D,		
1542 &		(Unit 1)		42.50
1544	8-7-33			
457	7-1-29	Lot 5, Block 11,		
1539	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
523	6-4-28	Lot 17, Block 11,		
Pt. 1542	8-7-33	San Lucie Plaza S/D (Unit 1)		2.50
358	8-3-31	Lot 18, Block 11,		
1543	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
Pt. 524	6-4-28	Lots 1 to 12 inc., 15 & 16,		
1545 to 1551		Block 12, San Lucie Plaza S/ D		
inc. &		(Unit 1)		35.00
1554	8-7-33			
455	6-2-30	Lot 13, Block 12,		
1552	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
458	6-2-30	Lot 14, Block 12,		
1553	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
457	6-2-30	Lots 17 to 20, Block 12,		
1555	8-7-33	San Lucie Plaza S/ D (Unit 1)		10.00
525	6-4-28	Lots 1 to 20 inc., Block 13,		
1556, 1557 &		San Lucie Plaza S/ D (Unit 1)		50.00
1558	8-7-33			
			Carried forward	\$ 547.80

		Brought forward	\$422.00
1604, 1605 & 1611 to 1614 inc.	6-4-28 8-7-33	Lots 1 to 12 inc., Block 20, San Lucie Plaza S/D (Unit 1)	\$42.50
1610	8-3-31 8-7-33	Lot 4, Block 20, San Lucie Plaza S/D (Unit 1)	2.50
1615	8-3-31 8-7-33	Lot 13, Block 20, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1616 to 1625 inc.	6-4-28 8-7-33	Lots 1 & 2 to 9 inc., 11 to 17 inc., & Lot 19, Block 21, San Lucie Plaza S/D (Unit 1)	40.00
1626	8-3-31 8-7-33	Lot 18, Block 21, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1627 & 1629	6-4-28 8-7-33	Lots 1 to 5 inc., & 12, Block 22, San Lucie Plaza S/D (Unit 1)	15.00
1635	6-2-30 8-7-33	Lots 6 to 11 inc., Block 22, San Lucie Plaza S/D (Unit 1)	37.50
1632	6-2-30 8-7-33	Lots 1 & 2, Block 23, San Lucie Plaza S/D (Unit 1)	5.00
1633	6-2-30 8-7-33	Lots 3 to 8 inc., Block 23, San Lucie Plaza S/D (Unit 1)	15.00
Pt. 1634 & 1636	6-4-28 8-7-33	Lots 9 & 14, Block 23, San Lucie Plaza S/D (Unit 1)	5.00
Pt. 1635	7-1-29 8-7-33	Lot 10, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1635	7-1-29 8-7-33	Lot 11, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1635	7-1-29 8-7-33	Lot 12, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
1637	6-2-30 8-7-33	Lots 15 to 19 inc., Block 23, San Lucie Plaza S/D (Unit 1)	32.50
1638	6-2-30 8-7-33	Lot 20, Block 23, San Lucie Plaza S/D (Unit 1)	2.50
1639 to 1643 inc.	6-4-28 8-7-33	Lots 1 to 13 inc., Block 24, San Lucie Plaza S/D (Unit 1)	32.50
1646	6-7-33	Lots 1 to 6 inc., Block 25, San Lucie Plaza S/D (Unit 1)	15.00
1647	6-2-30 8-7-33	Lot 1, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
Pt. 1648, 1649 & 1651 to 1656 inc.	6-4-28 8-7-33	Lots 2, 3 & 5 to 23 inc., Block 26, San Lucie Plaza S/D (Unit 1)	52.50
1650	6-2-30 8-7-33	Lot 4, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
1657	6-2-30 8-7-33	Lot 24, Block 26, San Lucie Plaza S/D (Unit 1)	2.50
1658	6-2-30 8-7-33	Lots 1 & 3, Block 27, San Lucie Plaza S/D (Unit 1)	5.00
Pt. 1659, 1651 & 1662	6-4-28 8-7-33	Lots 4 & 6 to 24 inc., Block 27, San Lucie Plaza S/D (Unit 1)	50.00

Carried forward \$1172.50

		Brought forward		2,175.00
	474	6-2-30	Lots 1 & 2, Block 27.	
	1660	6-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
	475	6-2-30	Lots 13 & 14, Block 27.	
	1664	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.00
	476	6-2-30	Lot 15, Block 28.	
	1668	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	543	6-4-28	Lots 16, 18, 20, 22, 24 & 26, Block 28.	
	1660, 1662, 1670, 1672 & 1673	6-7-33	San Lucie Plaza S/ D (Unit 1)	67.50
	477	6-2-30	Lot 17, Block 28.	
	1667	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	478	6-2-30	Lot 19, Block 28.	
	1669	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	479	6-2-30	Lot 21, Block 29.	
	1671	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	471	7-1-29	Lot 1, Block 29.	
	1674	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	472	7-1-29	Lot 2, Block 29.	
	1674	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	544	6-4-28	Lots 3, 4, 5 & 10 to 21 inc., Lots 23 & 24, Block 29; San Lucie Plaza S/ D.	
	1675 & 1677 to 1680 inc.	6-7-33	(Unit 1)	42.50
	480	6-2-30	Lots 6 to 9 inc., Block 29.	
	1676	6-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
	473	7-1-29	Lot 10, Block 30.	
	364	6-2-31	San Lucie Plaza S/D	
	1683	6-7-33	(Unit 1)	2.50
	328	6-6-32	Lots 11 & 12, Block 30.	
	1684	6-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
Pt.	545	6-4-28	Lots 13 to 24 inc., Block 30.	
	1685	6-7-33	San Lucie Plaza S/ D (Unit 1)	30.00
Pt.	547	6-4-28	Lots 1 to 15 inc., 22, 23 & 24, Block 31.	
	1686 & 1688	6-7-33	San Lucie Plaza S/ D (Unit 1)	45.00
	482	6-2-30	Lots 16 to 21 inc., Block 31.	
	1687	6-7-33	San Lucie Plaza S/ D (Unit 1)	15.00
Pt.	546	6-4-28	Lots 1 to 7 inc., 9 to 13 inc., 15 to 22 inc., & Lot 24, Block 32.	
	1689 to 1691 & 1693 & 1696	6-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
	474	7-1-29	Lot 8, Block 32.	
	1692	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	365	6-2-31	Lot 23, Block 32.	
	1695	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	549	6-4-28	Beg. at intersection of E. line of Shelly Road & E. line of Cherokee Ave., run S. to Hugo Road, E. 138.5 ft., N. to Shelly Road, W. to beg., San Lucie Plaza S/D (Unit 1)	
	580	6-4-28		
	1697	6-7-33		12.50
Pt.	551	6-4-28	Lots 1 to 7 inc., 9, 11, 14 & 15 to 26 inc., Block 33.	
	1698, 1699, 1709 & 1708	6-7-33	San Lucie Plaza S/ D (Unit 1)	52.50
	622	6-4-28	Lot 10, Block 33.	
	1700	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	483	6-2-30	Lot 12, Block 33.	
	1701	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Carried forward				\$1670.00

Brought forward

123.00

	328	6-4-28	Lot 12, Block 33		2.50
	1702	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	472	7-1-29	Lot 12, Block 33		2.50
	1712	8-7-33	San Lucie Plaza S/D (Unit 1)		
Pt.	322	6-4-28	Lots 1 & 11 to 19 inc., Block 34.		20.00
	1706	8-7-33	San Lucie Plaza S/D (Unit 1)		
	404	6-4-28	Lots 2 to 9 inc., Block 34.		20.00
	1707	8-7-33	San Lucie Plaza S/D (Unit 1)		
	553	6-4-28	Lots 1 to 13 inc., Block 35.		32.50
	1709 to 1712 inc.	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	555	6-4-28	Lots 1 to 7 inc., Block 36.		17.50
	1713 to 1717 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)		
	554	6-4-28	Lots 1 to 4 inc., 6 & 9 to 13 inc., Block 37, San Lucie Plaza S/ D & Pt. 1722		25.00
	330	6-6-32	Lot 8, Block 37.		25.00
	1721	8-7-33	San Lucie Plaza S/D (Unit 1)		
Pt.	556	6-4-28	Lot 14, Block 37.		2.50
	1722	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	557	6-4-28	Lots 2 & 26 to 36 inc., Block 39.		30.00
	1727 & 1731	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	558	6-4-28	Lots 1 to 36 inc., Block 40.		40.00
	1732 & 1733	8-7-33	San Lucie Plaza S/D (Unit 1)		
	486	7-1-29	Lot 9, Block 46.		12.50
	1793	8-7-33	San Lucie Plaza S/D (Unit 1)		
	333	6-6-32	Lot 10, Block 46.		2.50
	1794	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	488	7-1-29	Lot 13, Block 46.		12.50
	1795	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	105	7-2-34	Lots 16 & 17, Block 46.		5.00
			San Lucie Plaza S/D (Unit 1)		
	335	6-6-32	Lot 18, Block 46.		2.50
	1797	8-7-33	San Lucie Plaza S/ D (Unit 1)		
Pt.	577	6-4-28	Lots 19 to 24 inc., Block 46.		15.00
	1798 to 1801	8-7-33	San Lucie Plaza S/D (Unit 1)		
	578	6-4-28	Lot 25, Block 46.		2.50
	1802	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	579	6-4-28	Lots 26, 28 & 30 to 35 inc., Block 46.		32.50
	1803, 1805, 1807 & 1808	8-7-33	San Lucie Plaza S/D (Unit 1)		
	580	6-4-28	Lot 27, Block 46.		2.50
	1804	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	581	6-4-28	Lot 29, Block 46.		2.50
	1806	8-7-33	San Lucie Plaza S/ D (Unit 1)		
Pt.	583	6-4-28	Lots 5, 7, 8, 14, 13, 17, 20 & 22 to 25 inc., Block 47.		57.50
	Pt. 1810 & 1813, 1814, 1816 & 1823	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	378	6-6-31	Lots 9 & 10, Block 47.		5.00
	1811	8-7-33	San Lucie Plaza S/ D (Unit 1)		
	106	7-2-34	Lot 13, Block 47, San Lucie Plaza S/ D (Unit 1)		2.50

Carried forward

81287.50

127 110

Amount forward

21177.50

484	7-1-29	Lot 18, Block 47,	
1813	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
485	7-1-29	Lot 19, Block 47,	
1817	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
493	7-1-29	Lot 22, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
496	7-1-29	Lot 23, Block 47,	
Pt. 1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
497	7-1-29	Lot 24, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
378	8-3-31	Lot 25, Block 47,	
1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
498	7-1-29	Lot 26, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/ D (Unit 1)	1.25
499	7-1-29	Lot 27, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/D (Unit 1)	1.25
500	7-1-29	Lot 28, Block 47,	
1821	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
379	8-3-31	Lot 31, Block 47,	
1822	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
108	7-2-34	Lot 3, Block 48,	
		San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 585	6-4-28	Lot 4, Block 48,	
1825	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
Pt. 586	6-4-28	Lots 6 to 10 inc., 12,13,14,15, 18,19,23,	
1826,1828,1830,		26,27,28, 29, 31 & 32, Block 48, San	
1832,1833,1835 &		Lucie Plaza S/ D (Unit 1)	45.00
1836	8-7-33		
503	7-1-29	Lot 11, Block 48,	
1827	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
498	6-2-30	Lots 16 & 17, Block 48,	
1829	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
499	6-2-30	Lots 20 & 21, Block 48,	
1831	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
110-A	8-7-33	Lot 22, Block 48, San Lucie Plaza S/D (Unit 1)	2.50
500	6-2-30	Lots 34 & 35, Block 48,	
1837	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
504	7-1-29	Lot 5, Block 49,	
1839	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
489	6-4-28	Lots 6 to 19 inc., Block 49,	
1840 & 1841	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
590	6-4-28	Lots 1 to 22 inc., Block 50,	
1842	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
591	6-4-28	Lots 1 to 22 inc., Block 51,	
1843	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
592	6-4-28	Lots 1 to 5 inc., Block 52,	
1844 & 1845	8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
338	6-6-32	Lots 6 to 19 inc., Block 52,	
1846	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
595	6-4-28	Lots 4, 5 & 6, Block 53,	
1847 & 1848	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
501	6-2-30	Lot 2, Block 54,	
1849	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward

22572.50

Brought forward

1072.00

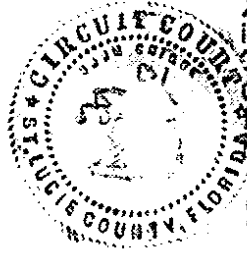
Pt. 597	6-4-28	Lots 8 to 12 inc., 23, 24, 25, 1853, 1854, 1855, 21, 22, 24 & 25, Block 54, 1858 & 1860	8-7-33	San Lucie Plaza S/ D (Unit 1)	850.00
1858	8-7-33	Lot 13, Block 54, San Lucie Plaza S/ D (Unit 1)			5.00
505	7-1-29	Lot 9, Block 55,			
1861	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 599	6-4-28	Lots 6 to 9 inc., 16, 17, 18, 1858, 1865 & 19, 22 & 23, Block 55,			
1857	8-7-33	San Lucie Plaza S/ D, (Unit 1)			25.00
502	4-2-30	Lot 10, Block 55,			
1863	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
600	6-4-28	Lot 24, Block 55,			
1868	8-7-33	San Lucie Plaza S/D (Unit 1)			25.00
Pt. 601	6-4-28	Lots 25, 26, 28, 30, 31 & 32, 1869, 1871, 1872 Block 55, San Lucie Plaza S/ D & 1873	8-7-33	(Unit 1)	15.00
602	6-4-28	Lot 27, Block 55,			
1870	8-7-33	San Lucie Plaza S/ D (Unit 1)			25.00
503	6-2-30	Lot 35, Block 55,			
1874	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 604	6-4-28	Lot 4, Block 56,			
Pt. 1875	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 605	6-4-28	Lots 6 & 7, Block 56,			
Pt. 1875	8-7-33	San Lucie Plaza S/ D (Unit 1)			5.00
390	8-3-31	Lot 8, Block 56,			
1876	6-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 605	6-4-28	Lots 20 to 24 inc., Block 56, Pt. 1880,			
1881 & 1882	8-7-33	San Lucie Plaza S/ D (Unit 1)			12.50
606	6-4-28	Lot 25, block 56,			
Pt. 1880	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
Pt. 607	6-4-28	Lot 26, Block 56,			
1883	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
109	7-2-34	Lot 31, Block 56,			
		San Lucie Plaza S/ D (Unit 1)			2.50
110	7-2-34	Lot 32, Block 56,			
		San Lucie Plaza S/ D (Unit 1)			2.50
518	7-1-29	Lot 36, Block 61,			
1938	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
349	6-6-32	Lot 1, Block 62,			
1939	8-7-33	San Lucie Plaza S/ D (Unit 1)			2.50
618	6-4-28	Lots 2 & 17, Block 62			
1940 & 1942	8-7-33	San Lucie Plaza S/ D (Unit 1)			5.00
350	6-6-32	Lots 3 to 16 inc., Block 62,			
1941	8-7-33	San Lucie Plaza S/ D (Unit 1)			35.00
351	6-6-32	Lots 18 to 36 inc., Block 62,			
1943	8-7-33	San Lucie Plaza S/ D (Unit 1)			37.50
619	6-4-28	Lots 1, 2, 17, 18, 19, 20 & 36, 1944, 1946 & 1948	8-7-33	Block 63, San Lucie Plaza S/ D (Unit 1)	32.50

Carried forward

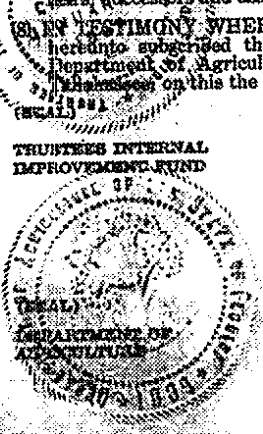
12570.00

		Brought Forward	\$3370.00
332	6-6-32	Lots 5 to 16 inc., Block 63,	
1943	6-7-33	San Lucie Plaza S/ D (Unit 1)	\$24.00
333	6-6-32	Lots 21 to 23 inc., Block 63,	
1947	6-7-33	San Lucie Plaza S/ D (Unit 1)	27.50
Pt. 1949	6-4-32	Lots 2, 3, 4, 5, 10, 11, 16, 17,	
1951, 1957, 1958 &		19, 20, 21, 23, 24 & 25, Block 64,	
1961	6-7-33	San Lucie Plaza S/ D,	
		(Unit 1)	62.50
334	6-6-32	Lot 4, Block 64,	
1950	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
335	6-6-32	Lots 7, 8 & 9, Block 64,	
1952	6-7-33	San Lucie Plaza S/ D (Unit 1)	32.30
336	6-6-32	Lots 12 & 13, Block 64,	
1954	6-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
311	6-6-30	Lot 14, Block 64,	
1955	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
337	6-6-32	Lot 15, Block 64,	
1956	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
338	6-6-32	Lot 18, Block 64,	
1958	6-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
359	6-6-32	Lots 28 to 32 inc., Block 64,	
1960	6-7-33	San Lucie Plaza S/ D (Unit 1)	25.00


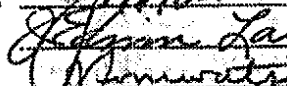



TOTAL \$2777.50


 Data File No. 6852 in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, at the 1st day of July 1946 at 11:00 a.m. recorded in Book No. 176 page 103-114 as recorded. W. A. LOTT, Clerk Circuit Court, St. Lucie County, Florida.

- (5) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.
- (6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida an easement for state road right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.
- (7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.


 IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the

JUN 6 1946 STATE OF FLORIDA BY:

 GOVERNOR (SEAL)
 COMPTROLLER (SEAL)
 TREASURER (SEAL)
 ATTORNEY GENERAL (SEAL)
 COMMISSIONER OF AGRICULTURE (SEAL)

As set out in the TRUSTEE'S OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.

393024

FILED AND RECORDED
ST. LUCIE COUNTY FLA
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

FEB 8 9 36 AM '78

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

393024

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 13 through 24, Block 25; Lots 1 through 12, Block 27; Lots 1 through 6, Block 24; Lots 3 through 6, Block 25; Lots 12 through 16, Block 2; Lots 1 through 3, block 3; All San Lucie Plaza Unit 1, Sec. N $\frac{1}{2}$ of 33 Township, ³⁴ Range 40
The mailing address of the above described property is

Mohawk Avenue, St. Lucie County, Florida.

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978

WITNESSES:

Clare L. Casey
Kenna B. Hayes

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978.

BOOK 281 PAGE 1743

Notary Public, State of Florida
Commission Expires May 31, 1980
5-31-80

393026

FILED & RECORDED
ST. LUCIE COUNTY FLA.
BOOK 281 PAGE 1745
CLERK CIRCUIT COURT
ST. LUCIE COUNTY FLA.
VERIFIED *SP*

FEB 8 9 37 AM '78

393026

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 5 through 12, Block 26; Lots 1 & 2, Block 25; Lots 1 through 9, Block 2; Lots 1 through 5, Block 5A; Lots 6 through 10, Block 5B; Lots 4 & 5, Block 3; Lots 10 & 11, Block 2, San Lucie Plaza, Unit 1
The mailing address of the above described property is

Seneca Avenue & Bryant Road, St. Lucie County, Florida

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978

WITNESSES:

Clare L. Casey
Kerna B. Hayes

Cody L. Bailey (SEAL)

_____ (SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978

Kerna B. Hayes
Notary Public, State of Florida
My Commission Expires May 31, 1980
5-31-80

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for and in consideration of the sum of One Dollar, to them in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement to construct an electric distribution line over and across the following described land in St. Lucie County, Florida, to wit:

A 6 foot wide easement:

The North 6 feet of the South 27 feet of the East 140 feet of Hawthorne Road (a vacated road) bounded between Blocks 27 and 47, and the West 6 feet of Lots 1 thru 12 in Block 27, all in San Lucie Plaza, Unit #1 and located in Section 33, Township 34 South, Range 40 East.

1979 JUN 28 AM 8:57

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORDS VERIFIED *[Signature]*

449446

and to place such poles and attachments thereto, across and on, said land as may be necessary in the construction of said line, including the right to trim, cut and keep clear of said line all trees and limbs which may endanger the same, with the right to go upon said land from time to time as may be necessary to construct, maintain and repair said line. No permanent structures shall be placed or installed on said easement.

The undersigned hereby covenant and warrant that they own the said land and have the right to grant this easement.

IN WITNESS WHEREOF, The undersigned grantors have hereunto set their hands and seals this 27th day of June, 1979.

Signed, sealed, and delivered in our presence as witnesses:

Rosemary J. Moore

Valerie M. Canast

STATE OF FLORIDA:
COUNTY OF ST. LUCIE

Cody L. Bailey (SEAL)
CODY L. BAILEY

Carolyn A. Bailey (SEAL)
CAROLYN A. BAILEY

Before me, the undersigned authority, personally came and appeared CODY L. BAILEY and CAROLYN A. BAILEY, his wife

to me well known as the individuals named in and who executed the foregoing instrument, and who acknowledged to me that they executed the same for the uses and purposes set forth and expressed.

WITNESS my hand and official seal this 27th day of June, 19 79.



Valerie M. Canast
Notary Public-State of Florida
My commission expires:

April 4, 1983

THIS INSTRUMENT PREPARED BY
CHARLES R. P. BROWN
P.O. BOX 1418 301 S. 6TH ST.
FORT PIERCE, FLORIDA 32940

5-57
 St. Lucie
 Fort First Bank & Trust Co.
 a corporation organized under the laws of
 San Lucie Plaza Corp.

St. Lucie
 J. B. Howard
 Ft. Pierce Bank & Tr. Co.

St. Lucie
 E. J. Price
 Ft. Pierce Bank & Tr. Co.

St. Lucie
 J. B. Howard
 Ft. Pierce Bank & Tr. Co.

St. Lucie
 San Lucie Plaza
 E. J. Price

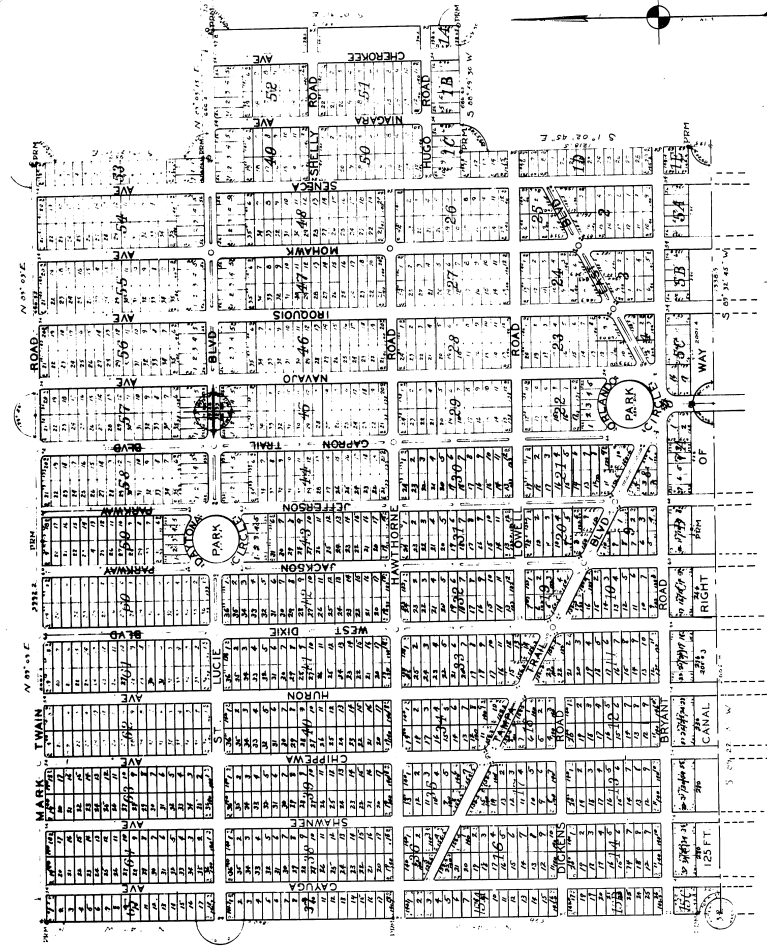
St. Lucie
 J. B. Howard
 Ft. Pierce Bank & Tr. Co.

St. Lucie
 H. P. Mason
 San Lucie Plaza

St. Lucie
 San Lucie Plaza
 E. J. Price

St. Lucie
 J. B. Howard
 Ft. Pierce Bank & Tr. Co.

HIGHWAY



SAN LUCIE PLAZA
 AT POINT
 PRESERVE PLAZA THE SQUARE CITY

UNIT ONE
 A SUBDIVISION
 OF

S. 957 FT. OF SE 1/4 SEC 29
 S. 957 FT. OF S.W. 1/4 OF SW 1/4 SEC 28
 N.E. 1/4
 W 1/4 OF NW 1/4
 W 1/4 OF NE 1/4 OF NW 1/4 SEC 33.
 T. 34S-R. 40E

ST. LUCIE COUNTY, FLORIDA.
 SCALE: 1"=300'. DATED OCT. 10, 1965.

STREET INTERSECTION

All corners of
 lots shown
 shall be shown
 Guaranteed per plat
 and to satisfaction of
 State Appraiser

Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk382**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0382-000/3

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, 2017**.

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:

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogron

[Signature]
Witness Name: Shawn E Kelly
[Signature]
Witness Name: Cristina Rubio

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogron of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMOhawk050**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0050-000-7

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, 2017**.

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:

[Signature]
Witness Name: Shane E. Kelly
[Signature]
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC
By: [Signature]
Barry Ogrén, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogrén, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetBryant065**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0065-000/5

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, 2017**.

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:

Shawn E Kelly
Witness Name: Shawn E Kelly
Cristina Rubio
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetIROQ059**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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:

Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 1428-702-0059-000-0

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, 2017**.

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:

[Signature]
Witness Name: Shane E. Kelly
[Signature]
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

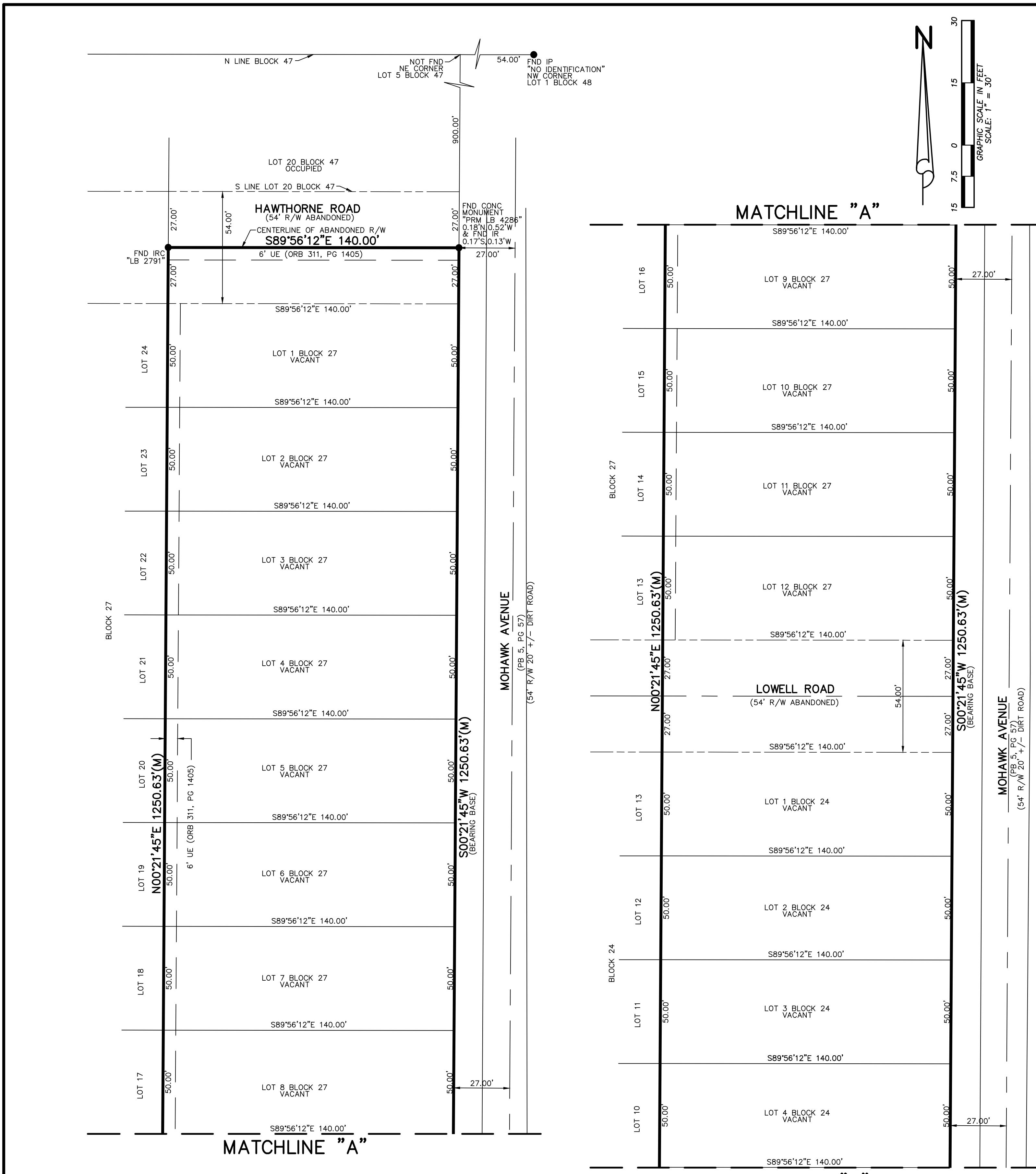
[Notary Seal]



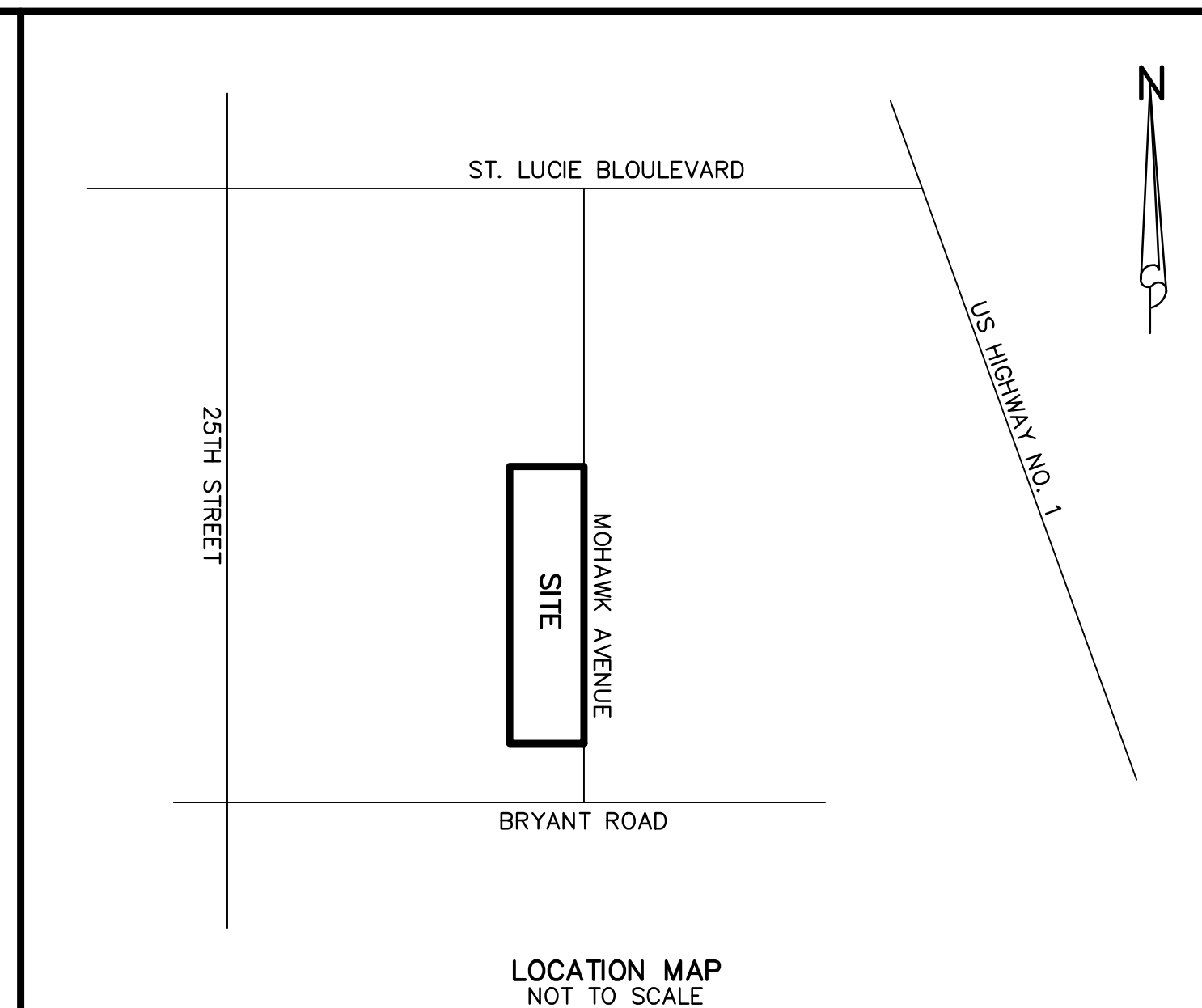
[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



LEGAL DESCRIPTION:
 LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.



- SURVEY REPORT:**
- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
 - SURVEY BASED ON EXISTING MONUMENTATION AND THE PLAT OF SAN LUCIE PLAZA UNIT ONE AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 - LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-9047746, DATED: MARCH 7, 2022 @ 02:11 PM, SUBJECT TO THE FOLLOWING:
 - ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #4) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED, IN OR BOOK 311, PAGE 1405, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #5) (SHOWN)
 - AGREEMENT BETWEEN CODY BANKS AND THE FORT PIERCE UTILITIES AUTHORITY AS RECORDED IN OR BOOK 281, PAGE 1743 AND OR BOOK 281, PAGE 1745, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #6) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - ORDINANCE NO. L-15 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE RECORDED IN OR BOOK 2965, PAGE 1923, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (B11 #7) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 126, PAGE 103, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (B11 #8) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
 - THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE PLATTING AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JUNE 10, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 - NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
 - THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1211100176 K, EFFECTIVE DATE 2-19-20.
 - FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
 - THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
 - THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
 - ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENEGMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
 - THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: THE OUTDOOR QUALITY, LLC. INTEGRITY 1ST PROPERTIES, INC.
 - © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ABBREVIATIONS:

(C) = CALCULATED	PCOR = PROPERTY CORNER
CBS = CONCRETE BLOCK STRUCTURE	PL = PROPERTY LINE
CMB = COMMISSIONERS' MINUTES BOOK	POB = POINT OF BEGINNING
CONC = CONCRETE	POC = POINT OF COMMENCEMENT
CLF = CHAIN LINK FENCE	PRM = PERMANENT REFERENCE MONUMENT
(D) = DEED	R/W = RIGHT-OF-WAY
DE = DRAINAGE EASEMENT	RCP = REINFORCED CONCRETE PIPE
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION	RGE = RANGE
DB = DEED BOOK	SEC = SECTION
FFE = FINISHED FLOOR ELEVATION	TWP = TOWNSHIP
FND = FOUND	UE = UTILITY EASEMENT
FPL = FLORIDA POWER & LIGHT	PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
INV = INVERT	R = RADIUS OF CURVE
IP = 3/4" IRON PIPE	L = LENGTH OF CURVE
IRC = 5/8" IRON REBAR "NO IDENTIFICATION"	Δ = DELTA OF CURVE
IR = IRON ROD WITH PLASTIC CAP	
LB = LICENSE BUSINESS	
LS = LICENSE SURVEY	
(M) = MEASURED	
MON = MONUMENT	
ORB = OFFICIAL RECORD BOOK	
(P) = PLAT	
PB = PLAT BOOK	
PG = PAGE	

SYMBOLS:

○	= GUY WIRE ANCHOR
□	= CABLE TELEVISION BOX
○	= PROPERTY CORNER
—	= PROPERTY LINE
○	= POINT OF BEGINNING
○	= POINT OF COMMENCEMENT
○	= PERMANENT REFERENCE MONUMENT
○	= CLEANOUT
○	= ELECTRIC BOX
○	= TELEPHONE BOX
○	= SIGN
○	= SANITARY MANHOLE
○	= STORM MANHOLE
○	= NUMBER OF PARKING SPACES
○	= FIRE HYDRANT
○	= LIGHT POLE
○	= CONCRETE POWER POLE
○	= BACKFLOW PREVENTOR
○	= IRRIGATION VALVE
○	= GAS VALVE
○	= SEWER VALVE
○	= WATER VALVE
○	= WELL
○	= WATER METER
○	= WOOD POWER POLE
○	= SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
 LB#7280

BOUNDARY SURVEY
SAN LUCIE PLAZA
 PLAT BOOK 5, PAGE 37
 AS PREPARED FOR
THE OUTDOOR QUALITY, LLC. & INTEGRITY 1ST PROPERTIES, INC.

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG		
REF	K:\OUTDOOR QUALITY\MOHAWK\22-8788MG.DWG		
FLD	BF	DG	F.B. PG. JOB 22-8788
OFF	LW		DATE 7-07-22
CKD	AJP	SHEET 1 OF 1	DWG D-1026

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____
 PAGE: _____
 FILE NO.: _____
 DATE: _____
 TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
 ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2022

BY: _____
 ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2022

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: _____
 GIUSEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2022

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IN MY OPINION, I, _____ MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2022 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2022 AT _____:

- 1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.
- 2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.
- 3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2022.

DATED THIS _____ DAY OF _____, 2022.

BY: _____

PRINT NAME: _____

SURVEYORS REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2022.

BY: _____
 FRANK C. VELDHIJS
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2022.

BY: _____

PRINTED NAME: _____
 CITY OF FORT PIERCE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____
 TANYA EARLEY
 CITY ATTORNEY
 CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE (PRELIMINARY)

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
 LINDA COX
 CITY CLERK

CITY COMMISSION CERTIFICATE (FINAL)

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.

FORT PIERCE CITY COMMISSION

BY: _____
 LINDA COX
 CITY CLERK

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

BY: _____
 MICHELLE R. MILLER
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE SURVEY DATA COMPLIES WITH ALL 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 BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

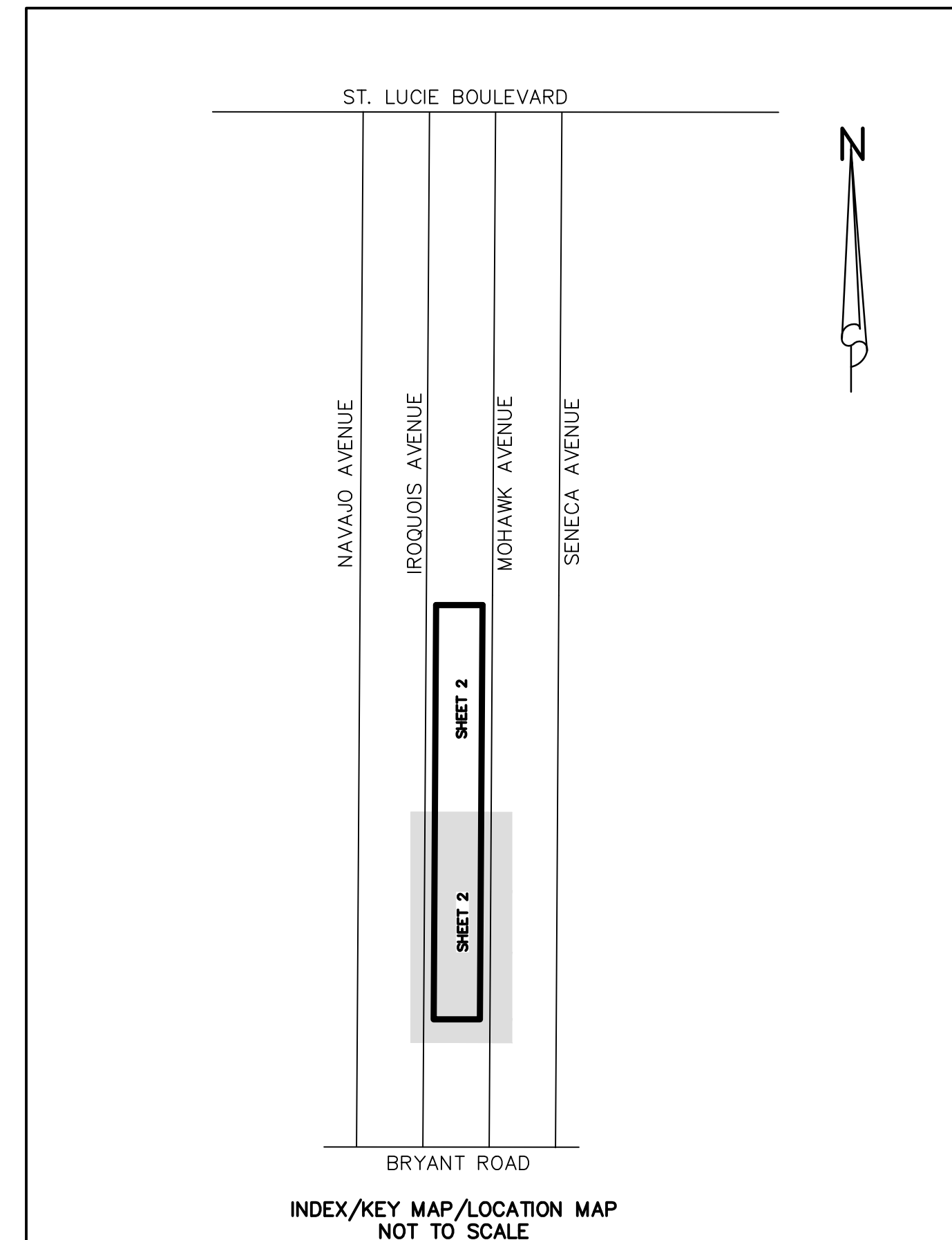
BY: _____
 ALEXANDER J. PIAZZA
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NUMBER 6330

DATE: _____

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
 619 SW BILTMORE STREET
 PORT ST. LUCIE, FLORIDA 34983
 CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6330



ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACREAGE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

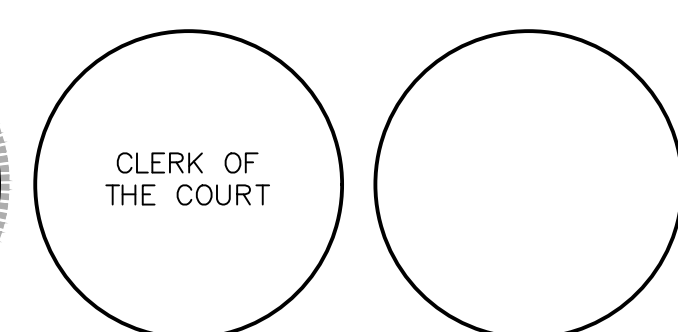
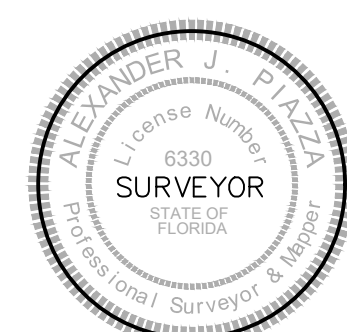
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK
PRM PSM 6330
- = FND 4"x4" CONCRETE MONUMENT &
DISK PRM LB#4286
- = FND 5/8" IRC
PLS#2791
- = SET 5/8" IRC
PRM PSM 6330

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.



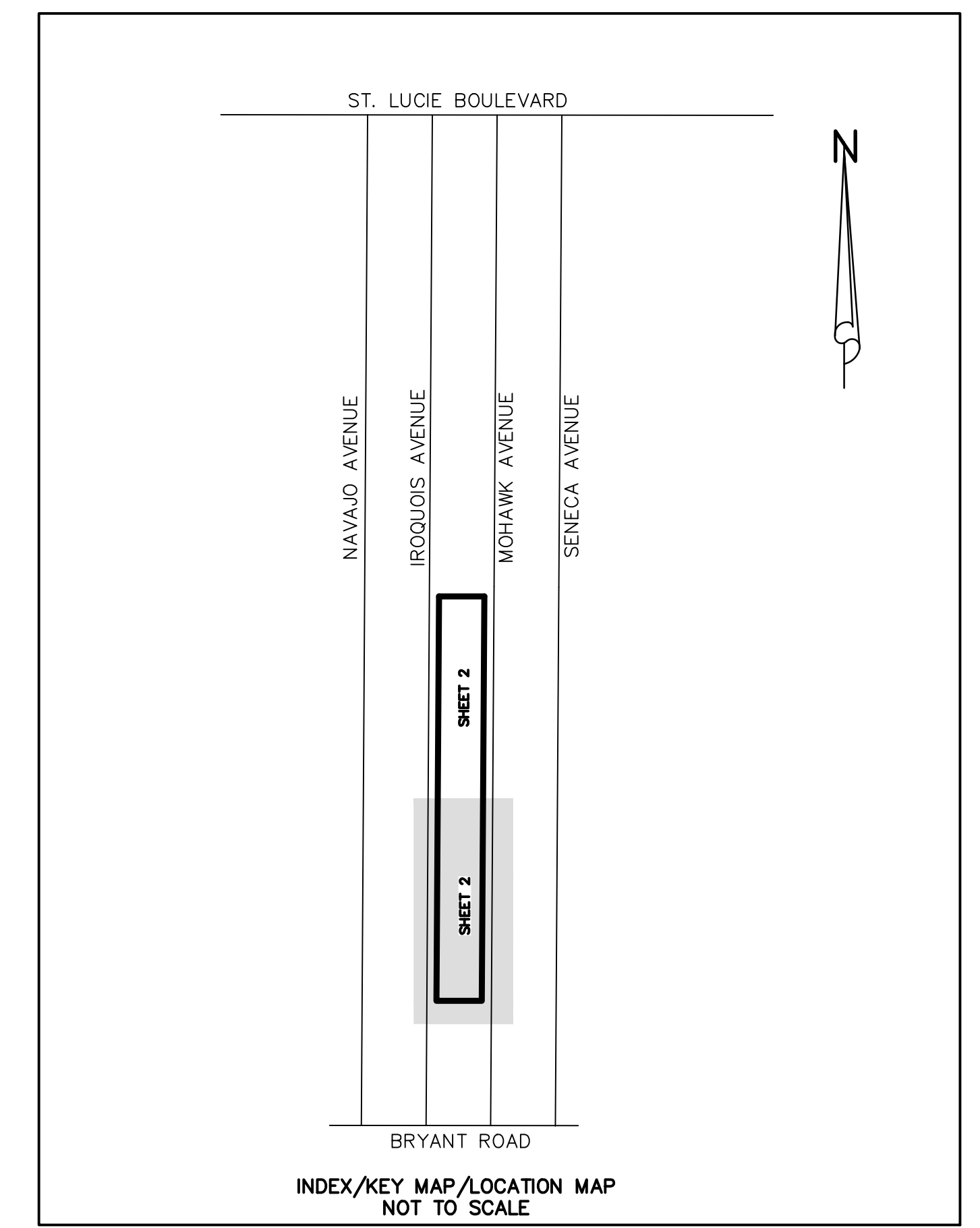
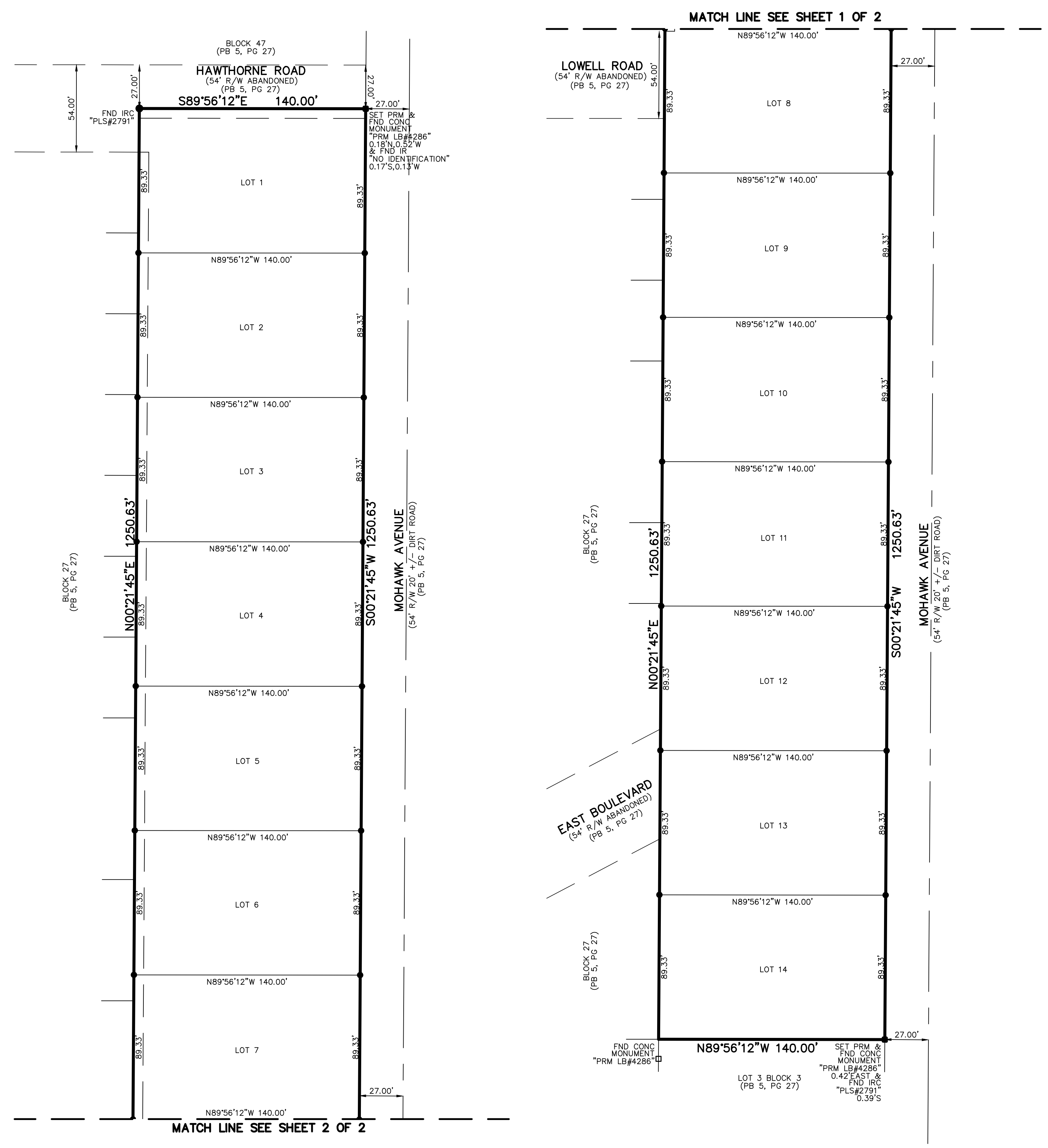
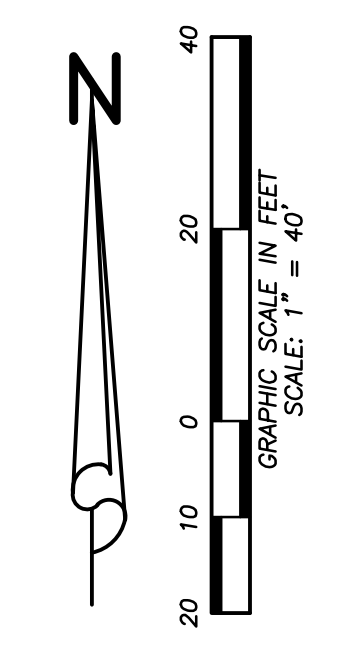
CAD K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF			
FLD	AJP	FB.	PG.
OFF	LW	JOB 22-8788	
CKD	AJP	DATE 8-27-22	
SHEET 1 OF 2		DWG 22-8788	

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____
 PAGE: _____
 FILE NO.: _____
 DATE: _____
 TIME: _____



ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
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- (R) = RADIAL LINE
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- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
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- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

SYMBOLS:

- ▲ = SET PK NAIL & DISK
PRM PSM 6330"
- = FND 4"x4" CONCRETE MONUMENT &
DISK PRM LB#4286
- = FND 5/8" IRC
PLS#2791"
- = SET 5/8" IRC
PRM PSM 6330"

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
 619 SW BILTMORE STREET
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 LB#7280

CAD K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF			
FLD	AJP	FB.	PG.
OFF	LW	JOB 22-8788	
CKD	AJP	DATE 8-27-22	
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