



## Subdivision

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

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

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

Jill Simpkins  
**Property Owner(s)**  
 OkeeJen, LLC & S and S Rentals B, LLC  
**Street Address**  
 1870 Aloma Avenue, Suite 110  
**City State Zip**  
 Winter Park FL 32789  
**Phone Number**  
 321-228-8510  
**Email Address**  
 samsobering@gmail.com

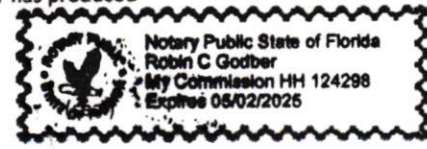
Todd Howder  
**Applicant/Representative, Title, Company**  
 Vice President, MBV Engineering, Inc.  
**Street Address**  
 1835 20th Street  
**City State Zip**  
 Vero Beach, Florida 32960  
**Phone Number**  
 772-569-0035  
**Email Address**  
 toddh@mbveng.com

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

Jill Simpkins  
 Property Owner(s) Signature(s)  
 STATE OF FLORIDA -- ORANGE COUNTY

The foregoing instrument was acknowledged before me this 11 day of APRIL, 2023, by JILL SIMPKINS who is personally known to me or has produced

Robin C Godber  
 Signature of Notary

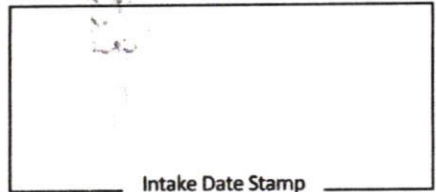


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_



**SUBDIVISION: PRELIMINARY PLAT**

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

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

**SUBDIVISION: INFRASTRUCTURE PLAN REVIEW**

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

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

**SUBDIVISION: FINAL PLAT**

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

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

**SUBDIVISION: MINOR REPLAT**

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

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

# OKEEJEN COMMERCIAL PLAT

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

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_

## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF FDOT PARCEL 112.1 (A 4.00 FOOT ROAD RIGHT-OF-WAY TAKING) AS DEFINED BY OFFICIAL RECORDS BOOK 4092, PAGE 2052, SAID PUBLIC RECORDS; THENCE S00°00'31"W ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 4.26 FEET TO THE SOUTHWEST CORNER OF SAID FDOT PARCEL 112.1 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID FDOT PARCEL 112.1 AND THE SOUTHERLY LINE OF FDOT PARCEL 114.1 AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS, BEING PARALLEL TO AND 4.00 FEET SOUTH SAID RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD AS SHOWN ON SAID RIGHT OF WAY MAP SECTION 94030-2522, FOR A DISTANCE OF 350.55 FEET TO THE SOUTHEAST CORNER OF SAID FDOT PARCEL 114.1 AND THE SOUTH RIGHT OF WAY LINE OF SAID S.R. 70-OKEECHOBEE ROAD; THENCE S20°01'22"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 411.74 FEET TO THE POINT OF BEGINNING.  
CONTAINING 15.32 ACRES MORE OR LESS.

## DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT OKEEJEN LLC AND S&S RENTALS "B" LLC HAVE CAUSED THESE LANDS SHOWN HEREON AS FORT PIERCE COMMERCIAL PLAT, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- 1) PARCELS 1, 2, 3, AND 5, AS SHOWN HEREON, ARE FOR DEVELOPMENT
- 2) THE UTILITY EASEMENTS (FPUA EASEMENT), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FORT PIERCE UTILITY AUTHORITY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER AND SEWER.
- 3) THE STORMWATER MANAGEMENT TRACT IS DEDICATED TO ALL OWNERS FOR THE BENEFIT OF PARCELS 1-3.

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, ON BEHALF OF OKEEJEN LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_  
NAME: JILL K. SIMPKINS  
TITLE: MANAGING MEMBER

\_\_\_\_\_  
WITNESS SIGNATURE

\_\_\_\_\_  
PRINTED NAME

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
COMMISSION NO. & EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
PRINT NAME:

SIGNED AND SEALED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, ON BEHALF OF S&S RENTALS "B" LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: \_\_\_\_\_  
NAME: JILL K. SIMPKINS  
TITLE: MANAGING MEMBER

\_\_\_\_\_  
WITNESS SIGNATURE

\_\_\_\_\_  
PRINTED NAME

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

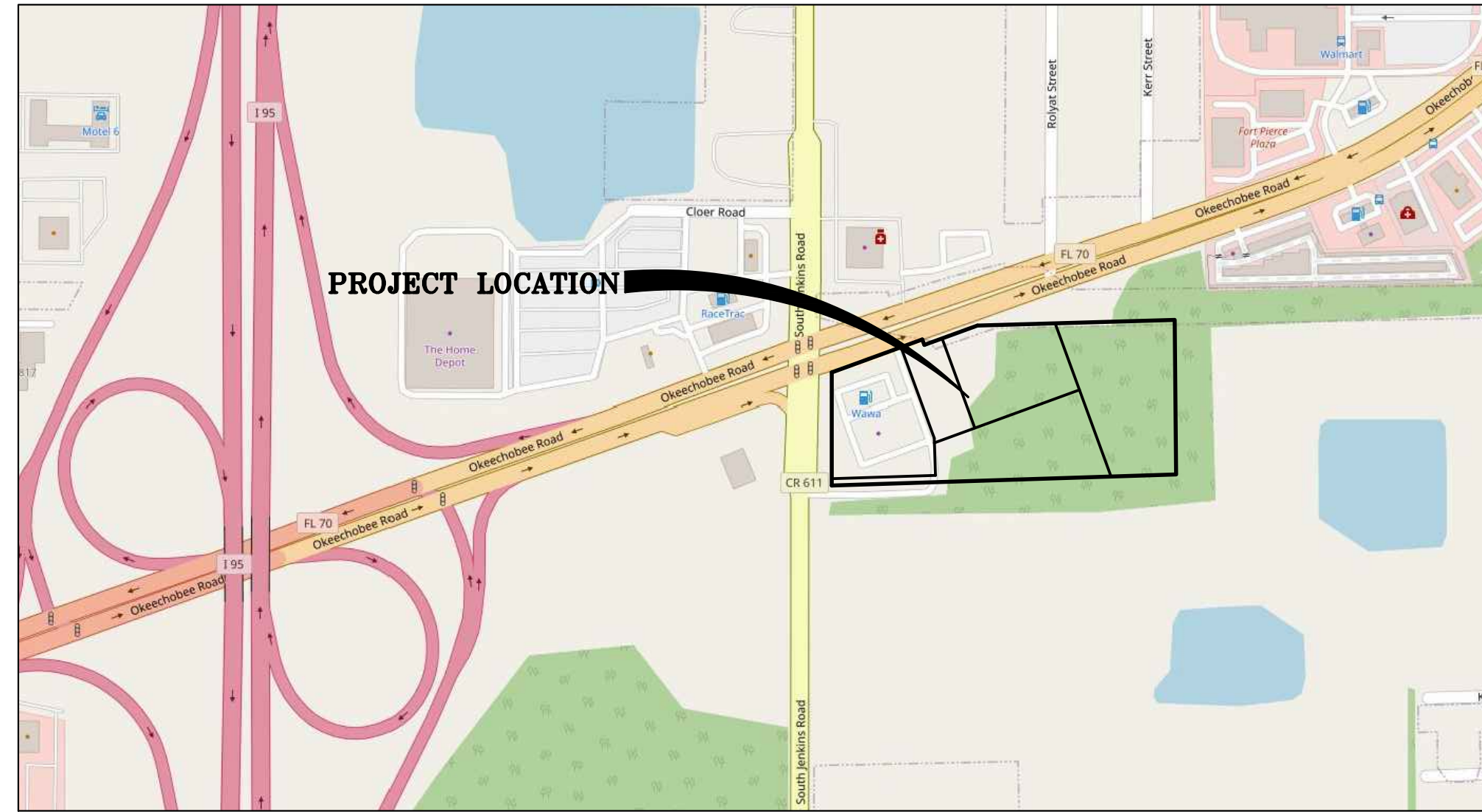
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTIFICATION BY JILL K. SIMPKINS, ON BEHALF OF S&S RENTALS "B" LLC, SHE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
COMMISSION NO. & EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
PRINT NAME:



LOCATION MAP  
NOT TO SCALE

## CERTIFICATE OF TITLE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, JACQUELINE BOZZUTO, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_, 2023, AND DESIGNATED AS FILE NUMBER \_\_\_\_\_ (THE " PLAT SEARCH " ), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: S & S RENTALS "B" LLC AND OKEEJEN LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
JACQUELINE BOZZUTO  
LOWNDES, DROSDICK, DOSTER, KANTOR & REED  
PO BOX 2809, ORLANDO, FL 32802  
FLORIDA BAR NO. 776769

## PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JANUARY 26, 2023.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
KEVIN FREEMAN - PLANNING DIRECTOR  
CITY OF FORT PIERCE, FLORIDA

## OWNER:

OkeeJen LLC  
1870 Aloma Avenue, Suite 250  
Winter Park, FL 32789

S&S Rentals "B" LLC  
1870 Aloma Avenue, Suite 250  
Winter Park, FL 32789

## SUBDIVIDER:

OkeeJen LLC  
1870 Aloma Avenue, Suite 250  
Winter Park, FL 32789  
321-636-0200

S&S Rentals "B" LLC  
1870 Aloma Avenue, Suite 250  
Winter Park, FL 32789  
321-636-0200

## CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
TANYA EARLEY - CITY ATTORNEY  
CITY OF FORT PIERCE, FLORIDA

## CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON \_\_\_\_\_, 2023.

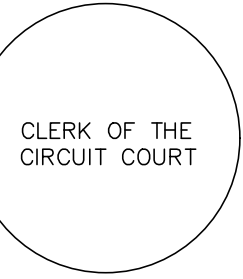
\_\_\_\_\_  
LINDA COX, CITY CLERK  
CITY OF FORT PIERCE, FLORIDA

## CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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



## SURVEYOR'S REVIEW CERTIFICATE:

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

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

## SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N88°20'40"E.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.
6. THIS PLAT WAS DRAWN AND PREPARED ON 1/5/2023

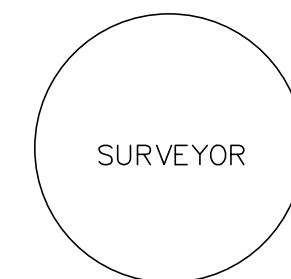
## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY INDIAN RIVER SURVEY, INC; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

\_\_\_\_\_, 2023.

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



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

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

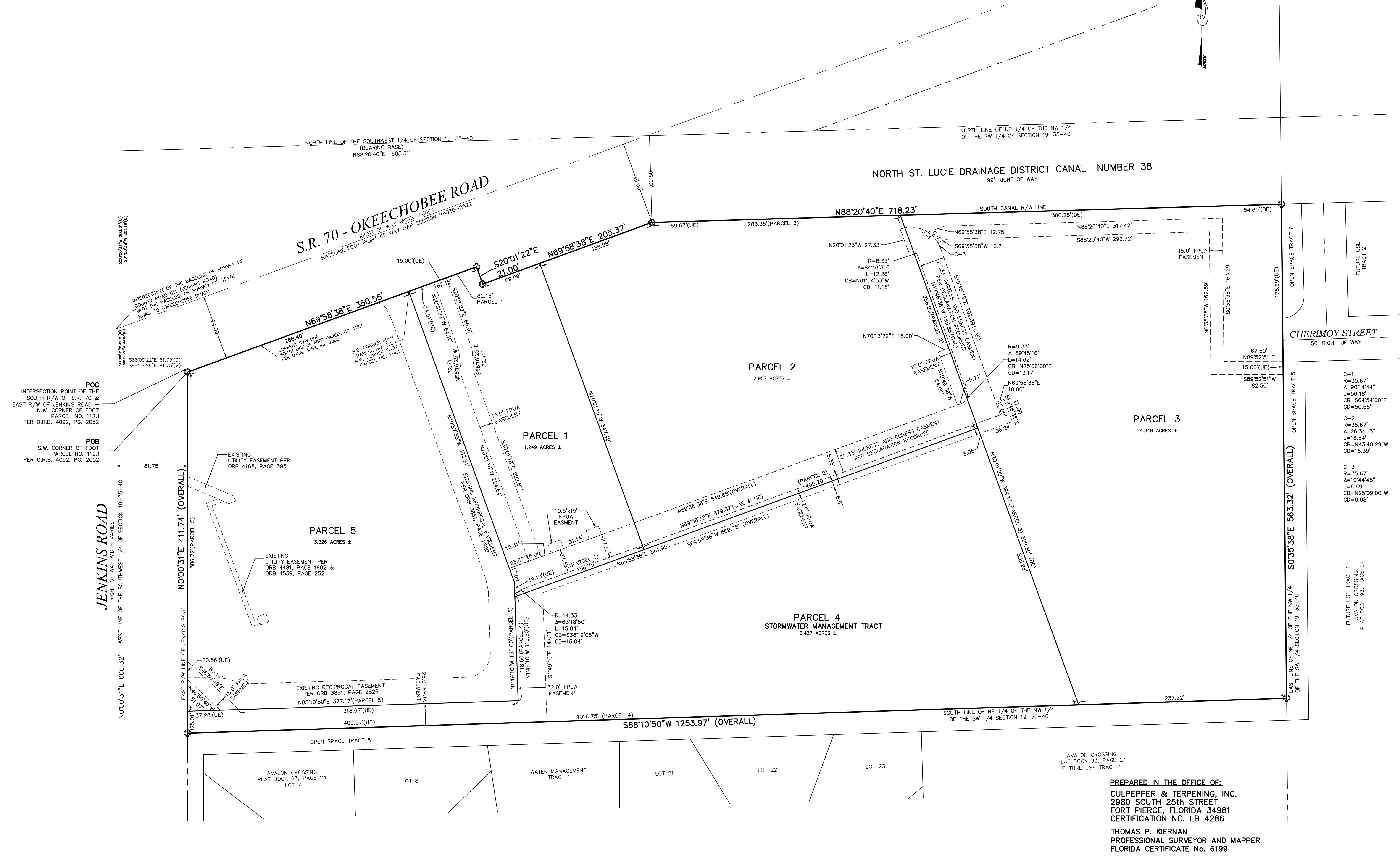
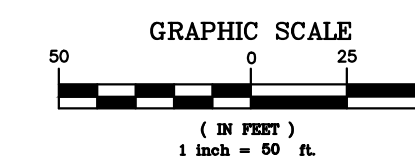
**LEGEND**

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

# OKEEJEN COMMERCIAL PLAT

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

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_



- C-1  
R=35.67'  
Δ=90°14'44"  
L=56.18'  
CB=S64°54'00"E  
CD=50.55'
- C-2  
R=35.67'  
Δ=26°34'13"  
L=16.54'  
CB=N43°48'29"W  
CD=16.39'
- C-3  
R=35.67'  
Δ=10°44'45"  
L=6.93'  
CB=N25°09'00"W  
CD=6.68'

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

THOMAS P. KIERNAN  
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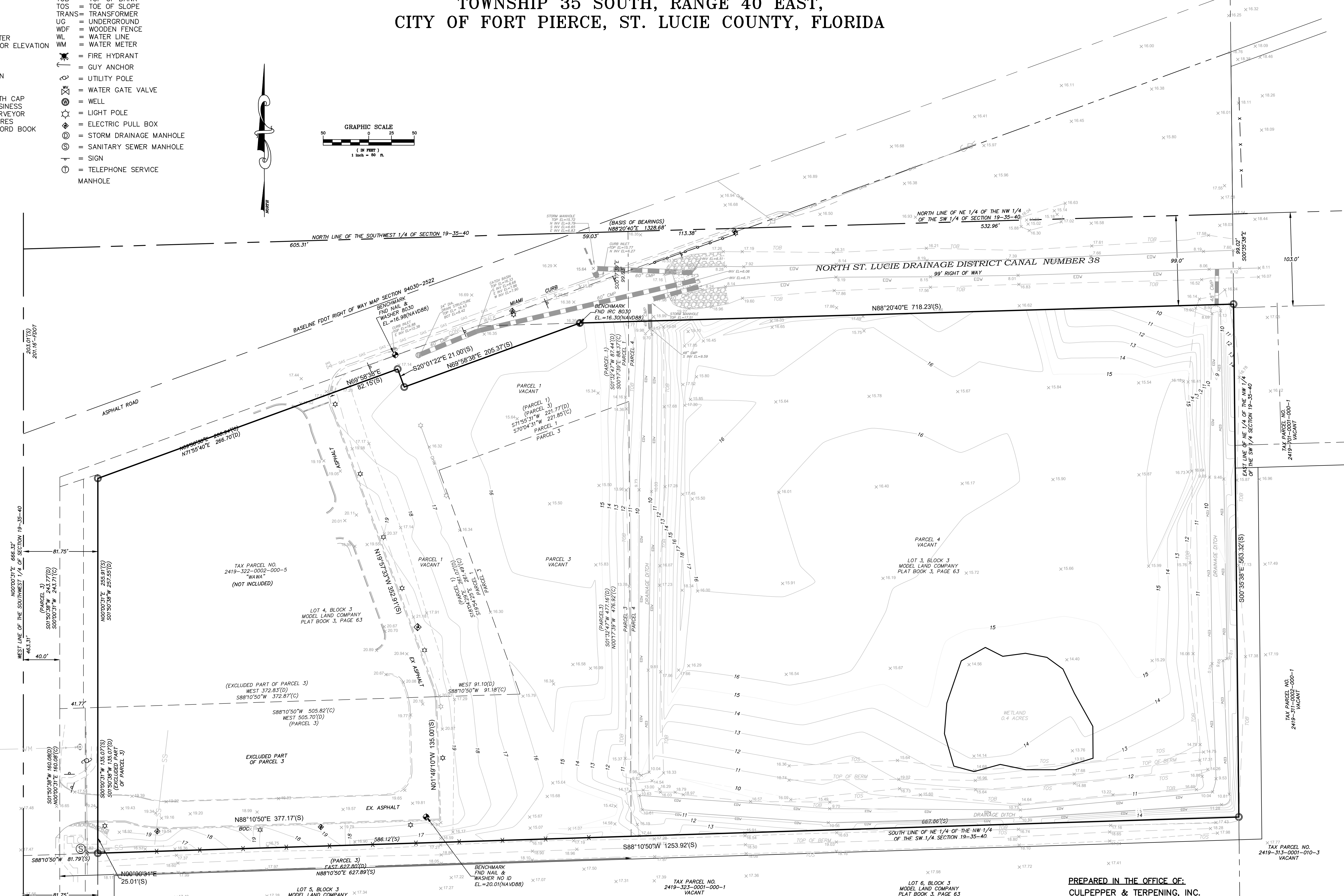
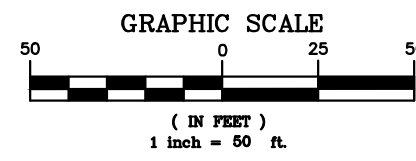
**LEGEND**

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

# OKEEJEN COMMERCIAL PLAT

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

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_



**NOTE:**  
THIS SHEET DISPLAYS THE BOUNDARY AND TOPOGRAPHIC SURVEY WHOLLY PERFORMED AND PROVIDED BY INDIAN RIVER SURVEY, INC. AND WAS PROVIDED TO CULPEPPER & TERPENING, INC. IN DIGITAL CAD FORMAT FOR USE IN THE PREPARATION OF A PRELIMINARY PLAT SUBMITTAL. THE PHYSICAL FEATURES SHOWN HEREON WERE NOT VERIFIED AS PART OF THE PLAT PREPARATION.

PREPARED IN THE OFFICE OF:  
**CULPEPPER & TERPENING, INC.**  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286  
**THOMAS P. KIERNAN**  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199



February 18, 2022

Addressee:

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of:

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of the Public Records of St. Lucie County, Florida, through February 09, 2022 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of OkeeJen LLC, a Florida limited liability company, by virtue of Quit Claim Deed recorded in Official Records Book 4592, Page 2371, of the Public Records of St. Lucie County, Florida.

AND

S&S Rentals "B" LLC, a Florida limited liability company, by virtue of Quit Claim Deed recorded in Official Records Book 3467, Page 528 and Quit Claim Deed recorded in Official Records Book 3882, Page 378, of the Public Records of St. Lucie County, Florida.

The search has revealed the following:

1. Nothing of Record.

Information Only:

1. Agreement recorded January 28, 1994 in Official Records Book 882, Page 899.
2. Annexation Agreement recorded January 28, 1994 in Official Records Book 882, Page 901.
3. Easement recorded April 30, 2009 in Official Records Book 3084, Page 2999.
4. Easement recorded April 30, 2009 in Official Records Book 3085, Page 6.
5. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded March 31, 2016 in Official Records Book 3851, Page 2826.
6. Easement recorded August 10, 2018 in Official Records Book 4168, Page 395.
7. Terms, conditions and restrictions of the lease from S and S Rentals "B", LLC to WAWA Florida, LLC a memorandum of said lease being recorded January 30, 2019 in Official Records Book 4228, Page 284.



8. Easement recorded September 30, 2020 in Official Records Book 4481, Page 1602.

9. Easement recorded January 19, 2021 in Official Records Book 4539, Page 2521.

10. Restrictions, covenants and conditions as set forth on Plat recorded in Plat Book 3, Page 63, as may be subsequently amended.

NOTE: 2021 Real Property Taxes in the gross amount of \$23,092.71 are Paid, under Tax I.D. No. 2419-321-0001-000-5.

NOTE: 2021 Real Property Taxes in the gross amount of \$81,881.72 are Paid, under Tax I.D. No. 2419-322-0002-000-5.

NOTE: 2021 Real Property Taxes in the gross amount of \$5,914.95 are Paid, under Tax I.D. No. 2419-322-0003-000-2.

NOTE: 2021 Real Property Taxes in the gross amount of \$5,466.90 are Paid, under Tax I.D. No. 2419-322-0004-000-9.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 10154485

By: \_\_\_\_\_

Authorized Signature



Exhibit "A"

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

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798, OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

THE ABOVE REFERENCED PROPERTY BEING A PORTION OF PARCELS 1, 3 AND 4 AS DESCRIBED BELOW:

Parcel 1:

A parcel of land lying in the Southwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at the intersection of the Southerly right of way line of Okeechobee Road with the East right of way line of Jenkins Road, as defined by Official Records Book 3686, Page 2798, of the Public Records of St. Lucie County, Florida, thence North 71° 55' 40" East, along said Southerly right of way line of Okeechobee Road, a distance of 266.70 feet to the Point of Beginning; thence continue North 71° 55' 40" East, a distance of 82.15 feet; thence South 18° 02' 48" East, a distance of 25.00 feet; thence North 71° 55' 31" East, a distance of 202.25 feet; thence South 89° 46' 42" East, along the South line of N.S.L.R.D.D. Canal No. 38, a distance of 56.17 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Southwest 1/4; thence South 01° 32' 47" West, along said West line, a distance of 87.44 feet; thence for the next three (3) courses along lines of said Official



Records Book 2898, Page 1570, of the Public Records of St. Lucie County, Florida: (1) run South 71° 55' 31" West, a distance of 221.77 feet; (2) thence South 18° 04' 29" East, a distance of 261.07 feet; (3) thence West, a distance of 91.10 feet; thence North 18° 04' 20" West, a distance of 357.81 feet to the Point of Beginning.

LESS AND EXCEPTING THEREFROM:

That portion of Parcel 1 conveyed to the State of Florida Department of Transportation by Warranty Deed recorded February 1, 2018 in Official Records Book 4092, Page 2041, of the Public Records of St. Lucie County, Florida.

Parcel 3:

A parcel of land lying in Section 19, Township 35 south, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

Commence at the Intersection of the Southerly right of way line of Okeechobee Road (a 120 foot wide right of way) with the East right of way line of Jenkins Road (an 80 foot wide right of way) and thence South 01° 50' 38" West, along said East right of way line of Jenkins Road, a distance of 10.64 feet, thence continue South 01° 50' 38" West, along said right of way line, a distance of 243.77 feet to the POINT OF BEGINNING; thence continued South 01° 50' 38" West, along said right of way line, a distance of 160.08 feet; thence East a distance of 627.80 feet, thence North 01° 32' 47" East, a distance of 477.16 feet; thence South 71° 55' 31" West, distance 221.77 feet; thence South 18° 04' 29" East, a distance of 261.06 feet; thence West a distance of 505.70 feet to the POINT OF BEGINNING; less and except lands conveyed or taken in Official Records Book 3085, Page 9 and in Official Records Book 3686, Page 2798, both of the Public Records of St. Lucie County, Florida.

LESS and EXCEPTING THEREFROM:

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

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



Parcel 4:

Parcel of land situate and lying in the city of Ft. Pierce, in St. Lucie County, Florida, to wit:

Northeast 1/4 of Northwest 1/4 of Southwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS and except right-of-way for Drainage Canal No. 38 over the North 99 feet of the above. (South of Drainage Canal No. 38)

**Prepared by and return to:**

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

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**Quitclaim Deed**

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

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

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property.

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

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

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

Signed, sealed and delivered  
in the presence of:

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

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

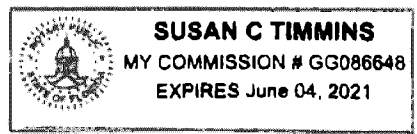
**S&S Enterprises "B", LLC,  
a Florida limited liability company**

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

State of Florida  
County of DICKENS

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

[Signature]  
Notary Public  
My Commission Expires:



Signed, sealed and delivered  
in the presence of:

Witness Signature: Alec Devor  
1st Alec Devor Witness

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

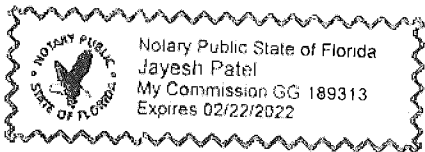
S&S Enterprises "B", LLC,  
a Florida limited liability company

Name:  
By: Janet Simpkins Jakubcin Trust,  
as Member

By: Mark Jakubcin [Signature]  
Its: Authorized Trustee

State of Florida  
County of SEMIWOLE

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



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

**Exhibit "A"**

**HISTORIC LEGAL DESCRIPTION**

**PARCEL 1:**

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

**LESS AND EXCEPTING:**

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

**PARCEL3:**

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

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

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

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

**PARCEL 4:**

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

**OVERALL SURVEYOR LEGAL DESCRIPTION**

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

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

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

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

CONTAINING 11.99 ACRES MORE OR LESS.