



## APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) or call 772-467-3737 to schedule an appointment.

1. Address: \_\_\_\_\_

2. Legal description of real property for which annexation is being requested:  
 \_\_\_\_\_  
 \_\_\_\_\_

Property Tax ID: \_\_\_\_\_

3. Size of described property: \_\_\_\_\_

4. Project description: \_\_\_\_\_  
 \_\_\_\_\_

5. Current St. Lucie County Future Land Use Designation: \_\_\_\_\_

6. Current St. Lucie County Zoning: \_\_\_\_\_

7. Is this a Historic property? \_\_\_\_\_

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

9. Name of Owner(s): \_\_\_\_\_

Signature of Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

E-mail: \_\_\_\_\_

10. Name of Representative: \_\_\_\_\_

Signature of representative: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City) \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

E-mail: \_\_\_\_\_

## Legal Description

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

A parcel of land lying in the Southeast Quarter of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Lots 5 and 6, and the East 75 feet of Lots 3 and 4, Block 5 of DIXIELAND SUBDIVISION, according to the Plat thereof as recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida.

AND

Lots 10 and 11, Block 6, DIXIELAND SUBDIVISION, an unrecorded plat in the SE 1/4 of Section 27, Township 35 South, Range 40 East, as shown in document recorded in Official Records Book 152, page 403, Public Records of St. Lucie County, Florida.

AND

SIX PARCELS OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS (ALL REFERENCES TO LOTS AND BLOCKS ARE TO LOTS AND BLOCKS IN DIXIELAND SUBDIVISION AS PER PLAT THEREOF RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA):

PARCEL 1: LOTS 1 THROUGH 9, AND LOTS 12, 13, 16, 17 AND 18, BLOCK 6.

PARCEL 2: BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 7, RUN SOUTH 60 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 6; THENCE RUN WEST TO THE NORTHWEST CORNER OF LOT 6, BLOCK 6; THENCE RUN NORTH 60 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 7; THENCE RUN EAST TO THE POINT OF BEGINNING.

PARCEL 3: BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 6, RUN WEST 60 FEET; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 3; THENCE RUN EAST 60 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 6; THENCE RUN NORTH ALONG THE WESTERN BOUNDARIES OF LOTS 1, 2, 3, 4, 5 AND 6, OF BLOCK 6, TO THE POINT OF BEGINNING.

PARCEL 4: BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 3; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 4; THENCE RUN EAST 60 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF DICKSON DRIVE TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 5; THENCE RUN NORTH TO NORTHWEST CORNER OF LOT 4, BLOCK 5; THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5, TO A POINT 75 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 5; THENCE NORTH, IN A LINE PERPENDICULAR TO THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5, TO THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 6, THEN WEST TO THE POINT OF BEGINNING.

PARCEL 6: BEGINNING AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 5, THENCE NORTH TO THE NORTHEAST CORNER OF LOT 8, BLOCK 5; THENCE WEST TO A POINT LYING ON THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 LOCATED 75 FEET WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 5; THENCE NORTH 60 FEET IN A LINE PERPENDICULAR TO THE NORTHERN BOUNDARY OF LOT 4, BLOCK 5 TO A POINT ON THE SOUTHERN BOUNDARY OF LOT 1, BLOCK 6; THENCE EAST ALONG THE SOUTHERN BOUNDARIES OF LOT 1, 18, 17, 16 AND 15 OF BLOCK 6 TO A POINT 50 FEET EAST OF THE SOUTHEAST BOUNDARY OF LOT 15, BLOCK 6; THENCE SOUTH TO A POINT LOCATED ON THE NORTHERN RIGHT-OF-WAY LINE OF DICKSON DRIVE 50 FEET EAST OF THE SOUTHEAST CORNER OF LOT 11, BLOCK 5; THENCE WEST TO THE POINT OF BEGINNING.

*This instrument prepared by and should be returned to:*

Moises T. Grayson Esq.  
Blaxberg, Grayson, Kukoff & Forteza, P.A.  
25 S.E. Second Avenue, Suite 730  
Miami, Florida 33131

(Reserved for Clerk of Court)

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made and executed this 17<sup>th</sup> day of March 2022, between **Space Coast Credit Union, a State Chartered Credit Union** (the “Grantor” or “first party”), whose address is 8045 North Wickham Road, Melbourne, FL 32940 and **Savannah Landings Partners LLC, a Florida limited liability company** (“Grantee” or “second party”), whose address is 4512 N Flagler Dr 206, West Palm Beach, Florida 33407.

**WITNESSETH:**

**THAT GRANTOR**, for and in consideration of the sum of Ten and NO/100 dollars (\$10.00) and other good and valuable considerations in hand paid to GRANTOR by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, the real property hereinafter described, and rights and interest in said real properties located in St Lucie County, Florida, to-wit:

**SEE EXHIBIT “A”**

**with tax folio number:** All Proposed Insured Land will be under Tax Folio Number 2427-801-0056-000/3 (the “Property”)

**This conveyance is subject to the following:**

1. Real estate taxes for the year 2022, and subsequent years.
2. Conditions, covenants, restrictions, reservations, limitations and easements of record.
3. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.

**AND GRANTOR** hereby covenants with GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; and that GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:  
Space Coast Credit Union, a State Chartered Credit Union

Catherine L Wendt  
Print Name: Catherine L. Wendt

[Signature]  
By: Gary Prager  
Title: SVP Lending

[Signature]  
Print Name: [Signature]

Corporate Resolution Authorizing Conveyance recorded in Official Records Book 9444 at Page 1061, Public Records of Brevard County, Florida.

STATE OF FLORIDA )  
:  
COUNTY OF BREVARD )

I HEREBY CERTIFY that on this 17<sup>th</sup> day of March 2022, before me, by means of  physical presence or  online notarization, personally appeared Gary Prager, as SVP of Lending for Space Coast Credit Union a State Chartered Credit Union, who  is personally known to me or  who has produced \_\_\_\_\_ as identification, and who swore and acknowledged before me that she executed the same.

Catherine L Wendt  
NOTARY PUBLIC, State of Florida  
Print Name: Catherine L. Wendt  
My Commission Expires:

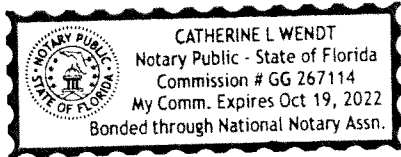


Exhibit "A"

Lots 7, 8, and 9, Block 5, DIXIELAND SUBDIVISION, an unrecorded Plat thereof recorded in Deed Book 152, Page 403, of the Public Records of St. Lucie County, Florida. Located in the Southeast 1/4 of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

A parcel of land lying in the Southeast Quarter of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

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This instrument was prepared incident to  
the issuance of a title insurance contract,  
and is to be returned to:

Kelli Ann, an employee of  
Liberty Title Company of America, Inc.  
1800 SE Port St. Lucie Boulevard  
Port St. Lucie, Florida 34952

File Number: SL-22-0182

### General Warranty Deed

This deed made this April 29, 2022 A.D. By **Get it Done House Buyers Inc., a California corporation**, whose post office address is 8697 La Mesa Blvd., Suite C-24, La Mesa, California 91942, hereinafter called the Grantor, to **Savannah Landing Partners, LLC., a Florida limited liability company**, whose post office address is 4512 N. Flagler Drive #206, West Palm Beach, Florida 33407, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

The East Half of Lots 1 and 2, Block 5 of DIXIELAND SUBDIVISION, an unrecorded Plat as recorded in Deed Book 152, Page 403 of the Public Records of St. Lucie County, Florida.

**SUBJECT TO** covenants, restrictions, easements of record and taxes for the current year.

Parcel ID Number: 2427-801-0053-000-2

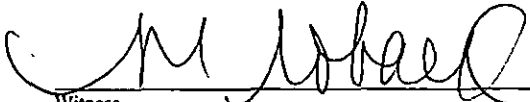
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

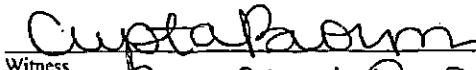
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

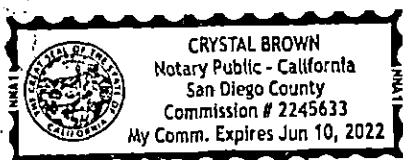
  
\_\_\_\_\_  
Witness  
Print Name Maryann Toback

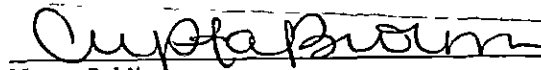
Get it Done House Buyers Inc., a California Corporation  
  
\_\_\_\_\_  
Todd Toback, Chief Executive Officer

  
\_\_\_\_\_  
Witness  
Print Name Crystal Brown

STATE OF California  
COUNTY OF San Diego

The foregoing instrument was acknowledged before me this 28 day of April, 2022, by Todd Toback, by means of physical presence, who is/are either personally known to me or who has/have produced identification of sufficient character so as to identify said individual(s) with reasonable certainty; and who did not take an oath.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: June 10, 2022

**LEGAL DESCRIPTION:**

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TOGETHER WITH,

THE EAST HALF OF LOTS 1 AND 2, BLOCK 5, DIXIELAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS CONTAINING 7.57± ACRES, MORE OR LESS

**SURVEYORS NOTES**

1. THE LAST DATE OF DATA ACQUISITION WAS 4-5-24.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH RIGHT OF WAY LINE OF DICKSON DRIVE, AS SHOWN, HAVING A BEARING OF SOUTH 89°47'46" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRM.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. OVERALL PARCEL CONTAINS 7.57± ACRES, MORE OR LESS.
9. FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
11. THIS SURVEY HAS THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10300404, DATED 02/15/2022 @ 11:00 PM.
12. THE DESCRIPTION OF OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS PER TITLE COMMITMENT REFERENCED ABOVE.
13. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
14. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
15. NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
16. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0189 K, MAP REVISED 2/19/2020, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
17. SUBMITTAL TO A JURISDICTIONAL AGENCY MAY REQUIRE ADDITIONAL FIELD AND/OR OFFICE WORK.
18. THERE ARE NO GAPS, GORES OR HIATUSES.

**CERTIFICATION:**

CERTIFIED TO:  
CAPITAL INVESTMENTS REAL ESTATE CORP  
CHICAGO TITLE INSURANCE COMPANY  
LIBERTY TITLE COMPANY OF AMERICA, INC.  
BLAXBERG, GRAYSON, KUKOFF & FORTENZA, P.A.  
SAVANNA LANDINGS PARTNERS, LLC

DATE OF PLAT OR MAP: 4/25/2024

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

SIGNATURE DATE

# BOUNDARY SURVEY

PREPARED FOR

## CAPITAL INVESTMENTS REAL ESTATE CORP

SHOWING A PORTION OF

### "AN UNRECORDED PLAT" OF DIXIELAND SUBDIVISION

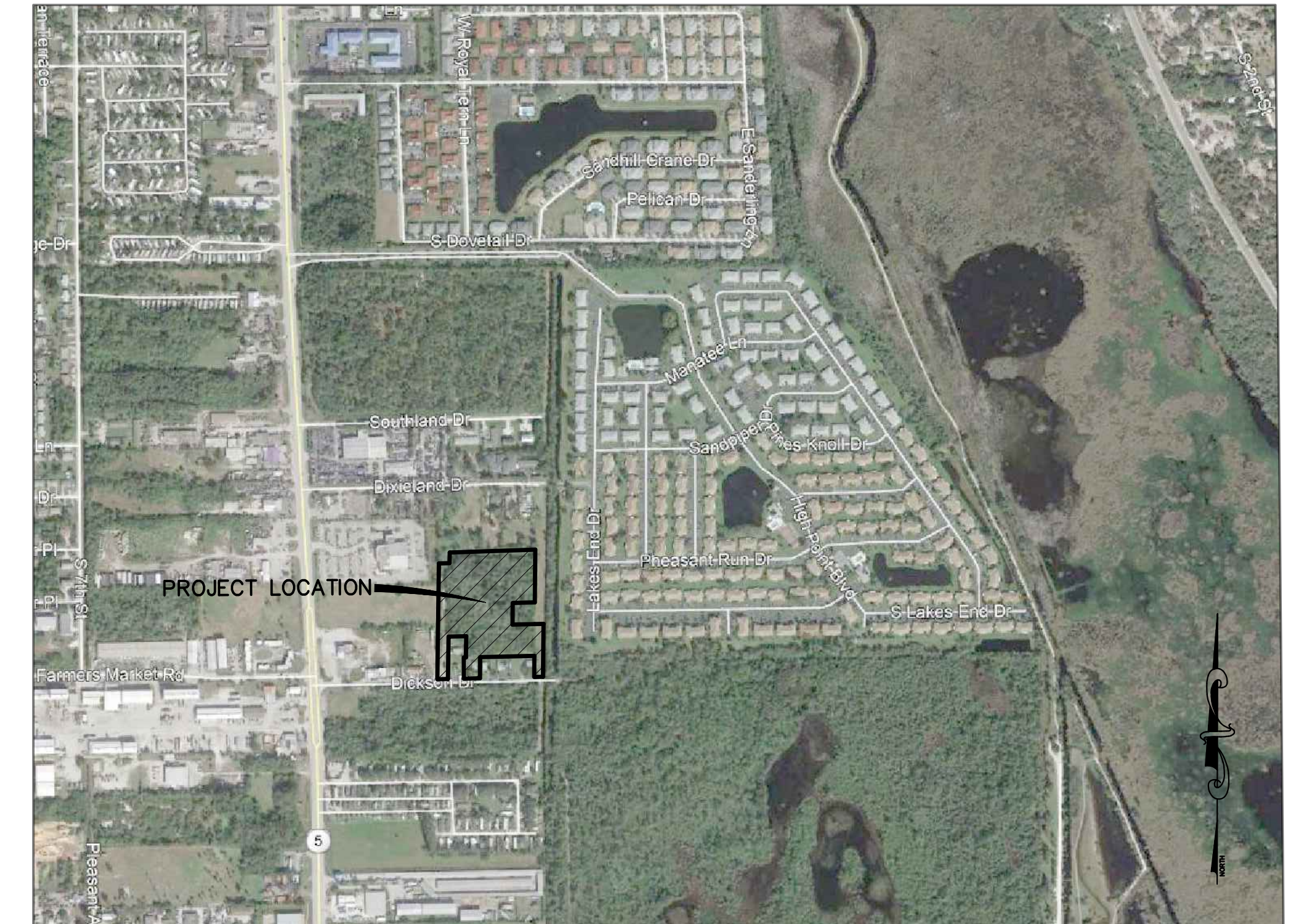
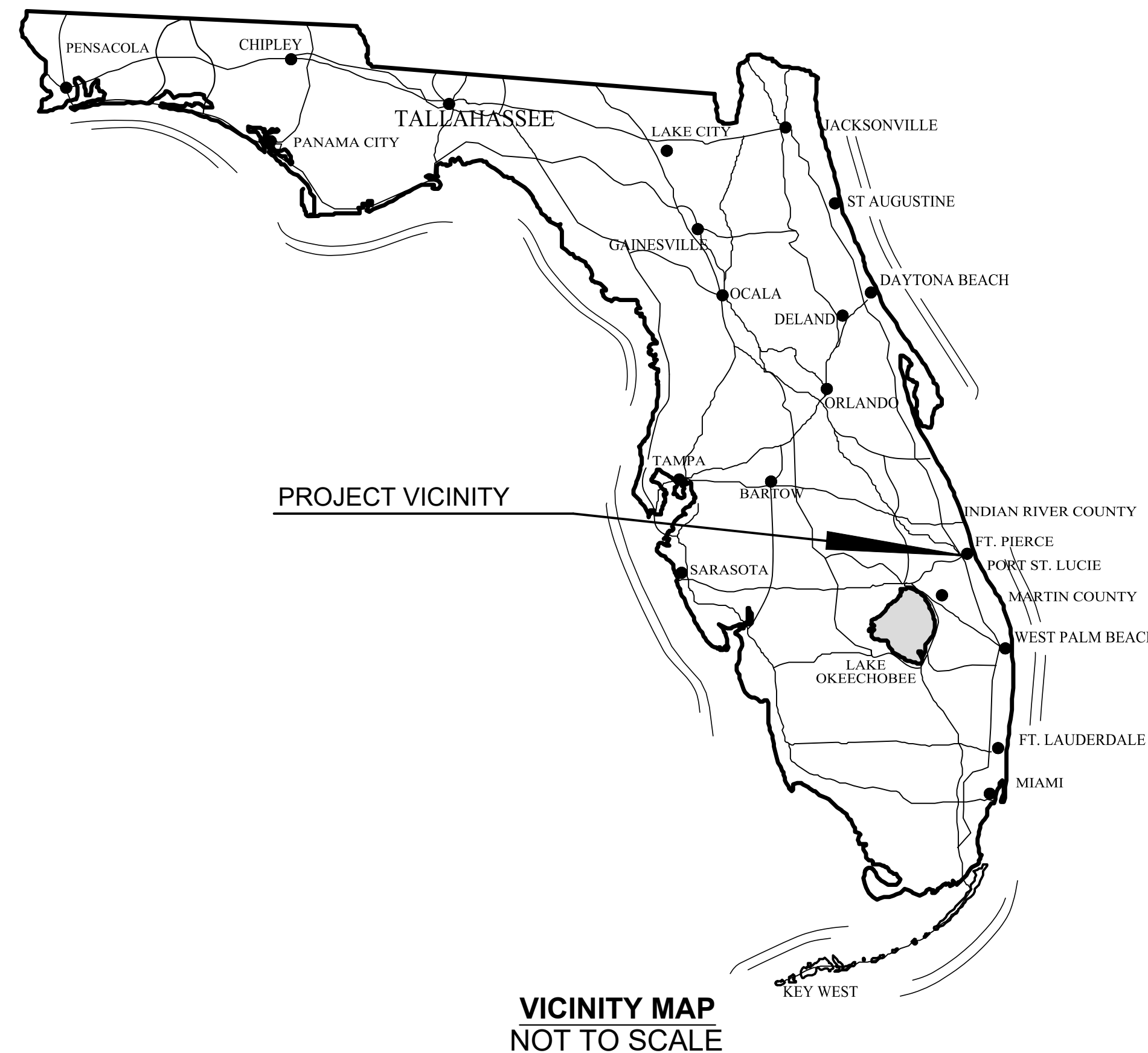
DEED BOOK 152, PAGE 403

SITUATED IN

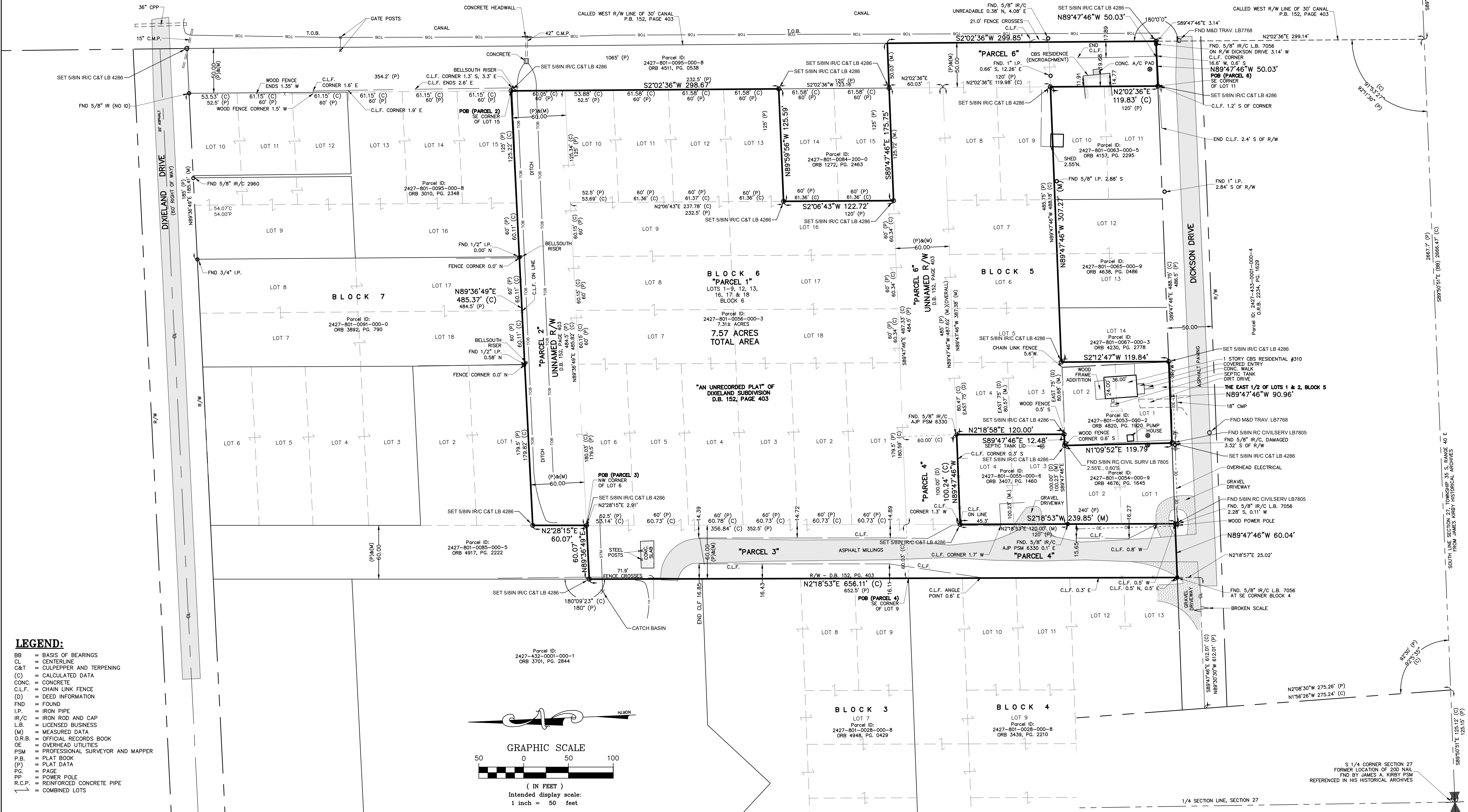
### LYING IN SECTION 27

### TOWNSHIP 35 SOUTH, RANGE 40 EAST

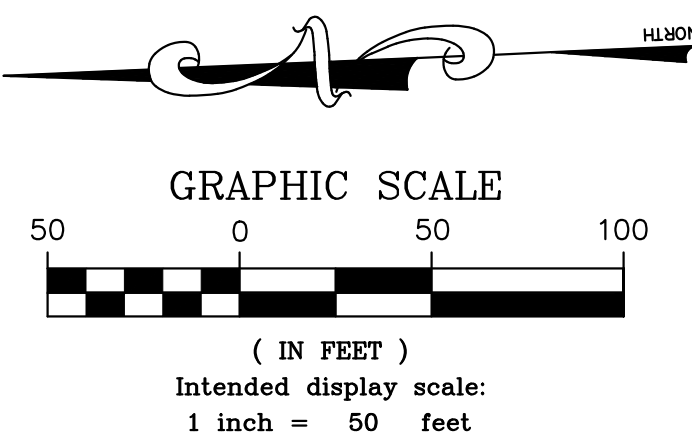
### ST. LUCIE COUNTY, FLORIDA



PREPARED BY  
**CULPEPPER & TERPENING INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 | FAX 772-464-9497  
www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286



- LEGEND:**
- BB = BASIS OF BEARINGS
  - CL = CENTERLINE
  - C&T = CULPEPPER AND TERPENING
  - (C) = CALCULATED DATA
  - CONC. = CONCRETE
  - C.L.F. = CHAIN LINK FENCE
  - (D) = DEED INFORMATION
  - FND = FOUND
  - I.P. = IRON PIPE
  - IR/C = IRON ROD AND CAP
  - L.B. = LICENSED BUSINESS
  - (M) = MEASURED DATA
  - O.R.B. = OFFICIAL RECORDS BOOK
  - OE = OVERHEAD UTILITIES
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - P.B. = PLAT BOOK
  - (P) = PLAT DATA
  - PG. = PAGE
  - PP = POWER POLE
  - R.C.P. = REINFORCED CONCRETE PIPE
  - ↔ = COMBINED LOTS



GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
24-039 UPDATED	
Boundary Survey.dwg	

**CULPEPPER & TERPENING INC**  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-466-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

BY	DATE
FIELD	SG 4-5-24
CALCS.	
DRAWN	LEH 4-16-24
DETAILED	
CHECKED	JDJ
APPROVED	TPK

**BOUNDARY SURVEY**  
PREPARED FOR  
**CAPITAL INVESTMENTS REAL ESTATE CORP**

DATE: 4-16-24
HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
JOB No. 24-039
SHEET 2 of 2