

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 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 or call 772-467-3737 to schedule an appointment.

1. Address: 1835 and 1839 Sandridge Rd Fort Pierce, Fl

2. Legal description of real property for which annexation is being requested:
04 35 40 S 225 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF SFWMD CANAL C-25
4 35 40 S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 W OF SR 4 AND E OF CANALC-25-LESS S 225 FT-

Property Tax ID: 2404-111-0003-000-8 and 2404-111-0003-010-1

3. Size of described property: 2.15 acres

4. Project description: New restaurant with outdoor entertainment area


5. Current St. Lucie County Future Land Use Designation: COM

6. Current St. Lucie County Zoning: CG


7. Is this a Historic property? No

8. Appraised value: 600,000

9. Name of Owner(s): Jason Merritt

Signature of Owner(s): 
 Mailing Address: 6429 Riverland Dr
 City Fort Pierce State Fl Zip 34982
 Phone 772-260-5720
 E-mail: jason@tntbuilders.net

10. Name of Representative: Jason Merritt

Signature of representative: 
 Mailing Address: 6429 Riverland Dr
 City) Fort Pierce State Fl Zip 34982
 Phone 772-260-5720
 E-mail: jason@tntbuilders.net

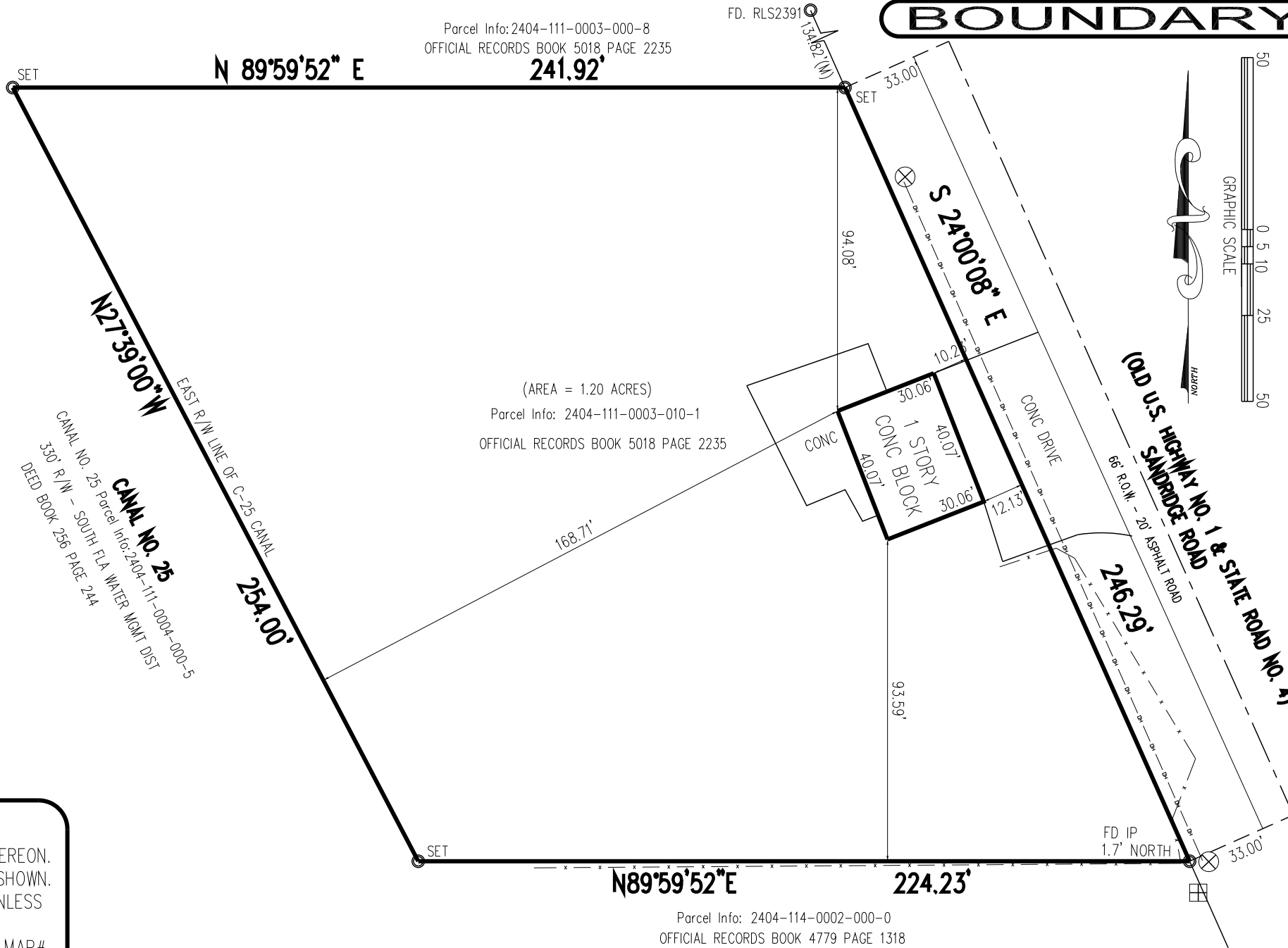
LEGAL DESCRIPTION:

(Supplied by Client)
 BEGINNING AT THE SE CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF THE NE 1/4 AND RUN NORTHERLY 225 ALONG THE EASTERN BOUNDARY, THENCE RUN WEST TO THE WESTERN BOUNDARY, THENCE RUN SOUTHERLY ALONG THE WESTERN BOUNDARY TO THE SOUTHERN BOUNDARY, THENCE RUN EAST TO THE POINT OF BEGINNING ALL LYING WEST OF STATE ROAD NO. 4 IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. TOGETHER WITH:
 THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4, LYING WEST OF STATE ROAD #4 AND EAST OF CANAL, IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THAT CERTAIN PARCEL CONVEYED TO CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT BY WARRANTY DEED RECORDED IN DEED BOOK 256, PAGE 244, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTE REGARDING LEGAL DESCRIPTION:
 THE LEGAL DESCRIPTION IS TOO AMBIGUOUS TO PLOT WITH ANY ACCURACY, EXISTING PROPERTY CORNERS AND IMPROVEMENTS WERE USED TO LOCATE PROPERTY.

SURVEYORS NOTES:

1. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
2. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
4. THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP# 12111C0179 K DATED: 2-19-20.
5. 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.+
6. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF SANDRIDGE ROAD AS BEING S24°00'08"E ACCORDING TO THE PLAT DESCRIBED HEREON.
7. P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT, U.E. DENOTES UTILITY EASEMENT.
8. THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PURPOSE OF THIS SURVEY IS PROPERTY ANEXING. ACCURACY=1 FOOT IN 7.500 FEET OR BETTER.
9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.



BOUNDARY SURVEY

ABBREVIATIONS:
 SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
 FD = FOUND 5/8 IRON REBAR
 R/W = RIGHT OF WAY
 (M) = MEASURED
 (P) = PLATTED
 (C) = CALCULATED
 R = RADIUS OF CURVE
 L = LENGTH OF CURVE
 D= DELTA OF CURVE
 FFE = FINISHED FLOOR ELEVATION
 OH-OH-OH- = OVERHEAD WIRES
 X-X-X- = CHAINLINK FENCE
 □-□-□- = PLASTIC FENCE
 O-O-O- = WOOD FENCE
 CONC. = CONCRETE
 C.P.= CONCRETE PAD
 Cov.= COVERED
 ~~~~~ = DRAINAGE PROPOSED AND EXISTING  
 ⊗ = POWER POLE  
 ⊞ = WATER METER

**1835 SANDRIDGE ROAD**

**Atlantic Land Designs**  
 of the Treasure Coast, LB7468  
 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957  
 Mailing Address:  
 P.O. Box 1421 Jensen Beach, FL 34958  
 ALD5543@gmail.com (772) 398-4290

SCALE: 1"=50'  
 DATE: 6/10/24  
 DRAWN: SW/JC  
 2024-0260B

|       |           |
|-------|-----------|
| DATE: | REVISIONS |
|       |           |
|       |           |

LAST FIELD DATE: 6/5/24

Certified to: Jason Merrit

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE PER CHAPTER 5J-17.051 AND 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

DocuSigned by:  
**James Cesiro**  
 A1338D8A59FD4C1...

JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 5543  
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

# BOUNDARY SURVEY

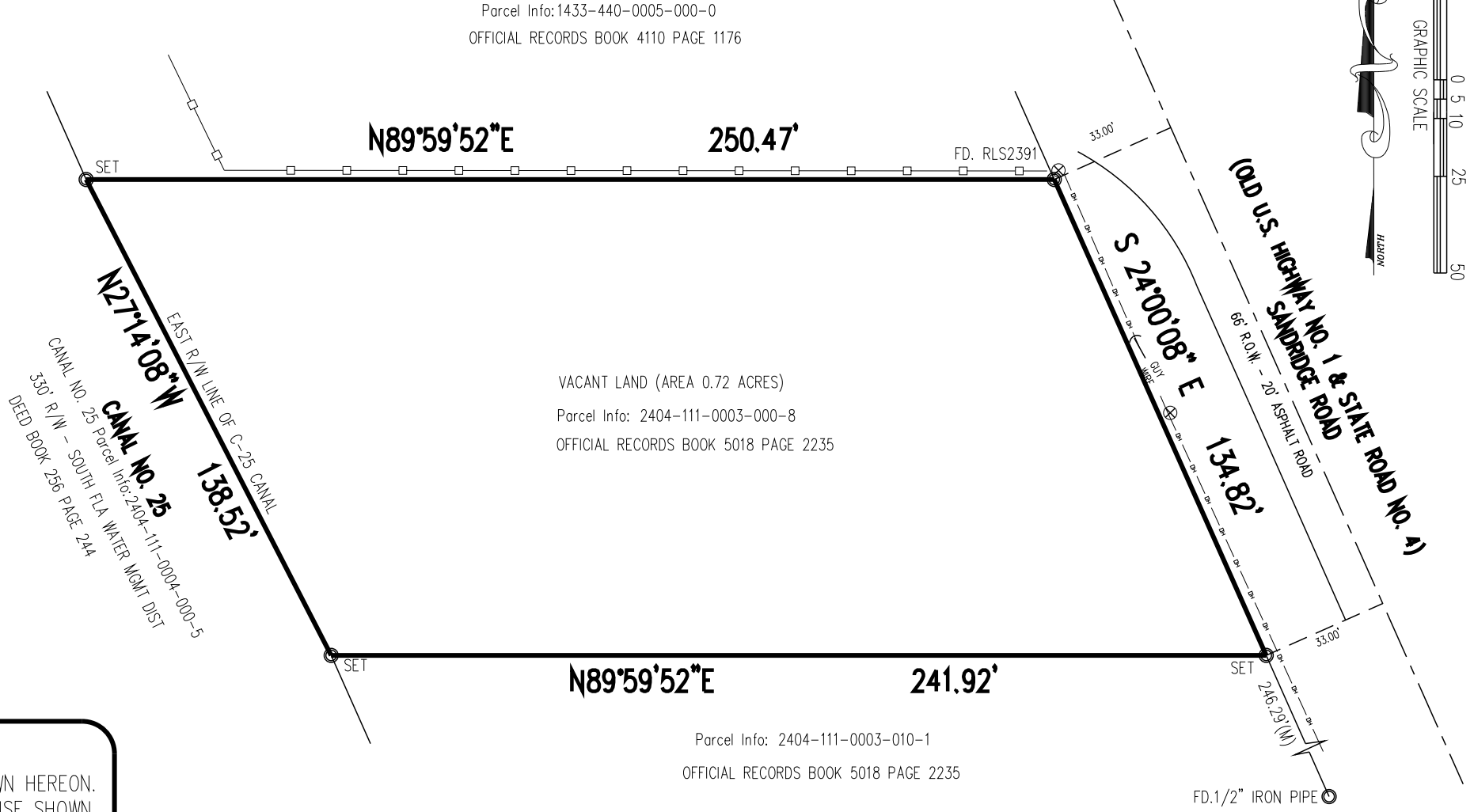
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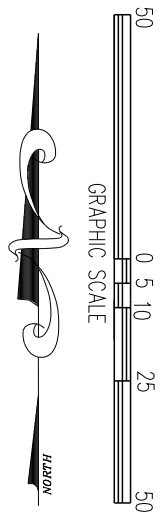


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**Atlantic Land Designs**  
 of the Treasure Coast, LB7468  
 754 NE Jensen Beach Blvd. Jensen Beach, FL 34957

Mailing Address:  
 P.O. Box 1421 Jensen Beach, FL 34958  
 ALD5543@gmail.com (772) 398-4290

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**James Cesiro**  
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JAMES A. CESIRO JR. PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 5543  
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SEAL

Prepared by:  
Melissa Harnage  
Gulfstream Title Services, Inc.  
1903 S. 25th Street, Suite 201  
Fort Pierce, Florida 34947

File Number: 2092

### General Warranty Deed

Made this July 14, 2023 A.D. By **Phillip J. Williams and Joyce E. Williams, husband and wife and Walter Royce Williams, a single man**, hereinafter called the grantor, to **Jason Merrit**, whose post office address is: 6429 Riverland Drive, Fort Pierce, Florida 34982, 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:

Beginning at the SE corner of the South 1/2 of the North 1/2 of the NE 1/4 of the NE 1/4 and run Northerly 225 feet along the Eastern boundary, thence run West to the Western boundary, thence run Southerly along the Western boundary to the Southern boundary, thence run East to the Point of Beginning, all lying West of State Road No. 4 in Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida.

AND

The South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, lying West of State Road #4 and East of Canal, in Section 4, Township 35 South, Range 40 East, St. Lucie County, Florida. Less and Except that certain parcel conveyed to Central and Southern Florida Flood Control District by Warranty Deed recorded in Deed Book 256, Page 244, of the Public Records of St. Lucie County, Florida.

Parcel ID Number: **2404-111-0003-010-1**

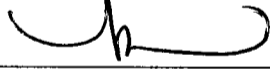
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

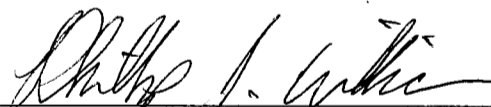
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

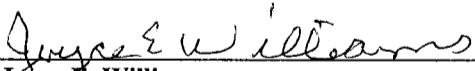
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name Melissa Harnage

  
\_\_\_\_\_  
Witness Printed Name MARK TIERNEY

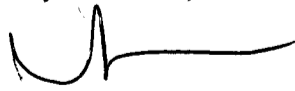
  
\_\_\_\_\_  
**Phillip J. Williams** (Seal)  
Address:

  
\_\_\_\_\_  
**Joyce E. Williams** (Seal)  
Address:

  
\_\_\_\_\_  
**Walter Royce Williams** (Seal)  
Address:

State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization, this 14 day of July, 2023, by Phillip J. Williams and Joyce E. Williams and Walter Royce Williams, who is/are personally known to me or who has produced Dwain Hix as identification.

  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

