



THE SUNRISE CITY  
**FORT PIERCE**  
 PLANNING DEPARTMENT  
*Florida*

### Subdivision

Property address or Location 716 N 23rd Fort Pierce Fl 34950  
 Parcel ID #(s) 2404 - 710 - 0023 - 000 - 3  
 Project description RE PLAT

REAL ESTATE A LLC  
 Property Owner(s)  
2654 Sunshine Blvd  
 Street Address  
miramar Fl 33023  
 City State Zip  
786 370 6632  
 Phone Number  
 \_\_\_\_\_  
 Email Address

Nოდamys Riech (MGR) Jorge Regueiro  
 Applicant/Representative, Title, Company  
2654 Sunshine Blvd  
 Street Address  
miramar Fl 33023  
 City State Zip  
786 370 6632  
 Phone Number  
 \_\_\_\_\_  
 Email Address

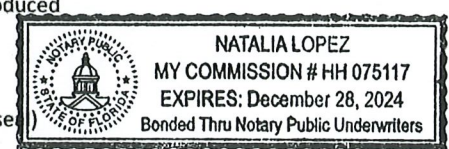
**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if 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.

[Signature]  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Broward  
 The foregoing instrument was acknowledged before me this 16th day of March, 2024, by

\_\_\_\_\_ who is personally known to me or has produced  
Florida driver license as identification.

[Signature]  
 Signature of Notary



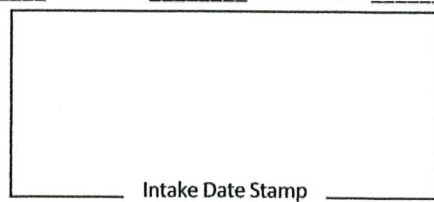
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing <u>None</u>

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
  - 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:  
Natalia Lugo  
Quantum Title L.L.C.  
9050 Pines Boulevard 450-11,  
Pembroke Pines, FL 33024  
Ph: (954)-302-1895  
2023-285

\_\_\_\_\_[Space Above this Line For Recording Data]\_\_\_\_\_

## Warranty Deed

This Warranty Deed made this 22nd day of December, 2023 between **Spann Holdings LLC, a Florida Limited Liability Company**, whose post office address **1410 Pineburke Lane, Fort Pierce, FL 34947**, grantor, and **Real Estate A LLC, a Florida Limited Liability Company**, whose post office address is **2654 Sunshine Boulevard, Miramar, FL 33023**, 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/1 00 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 **St. Lucie County** to-wit:

**Lots 23 and 26, Block 1 of ELDORADO SUB-DIVISION, according to the Plat thereof as recorded in Plat Book 8, Page(s) 2, of the Public Records of St. Lucie County, Florida.**

**Parcel Identification Number: 2404-710-0023-000-3**

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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**, 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  
PRINT NAME: RHONDA L. SHURE

ADDRESS: 1712 Berkshire Cir SW  
Fort Pierce, FL 34968

Spann Holdings LLC, a Florida Limited Liability Company

By: [Signature]  
Thurston Spann Jr., Manager

MGR

[Signature]  
Glenda J. Robinson

WITNESS  
PRINT NAME: Glenda J. Robinson  
ADDRESS: 5012 Evergreen Ave.  
Fort Pierce, FL 34947

STATE OF Florida  
COUNTY OF St Lucie

Sworn to (or affirmed) and subscribed before me by means of  physical presence or ( ) online notarization this 22nd day of December, 2023, by Thurston Spann Jr., Manager of Spann Holdings LLC, a Florida Limited Liability Company.

[Signature]  
RHONDA L. SHURE  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: Y

Type of Identification

Produced: FL DL

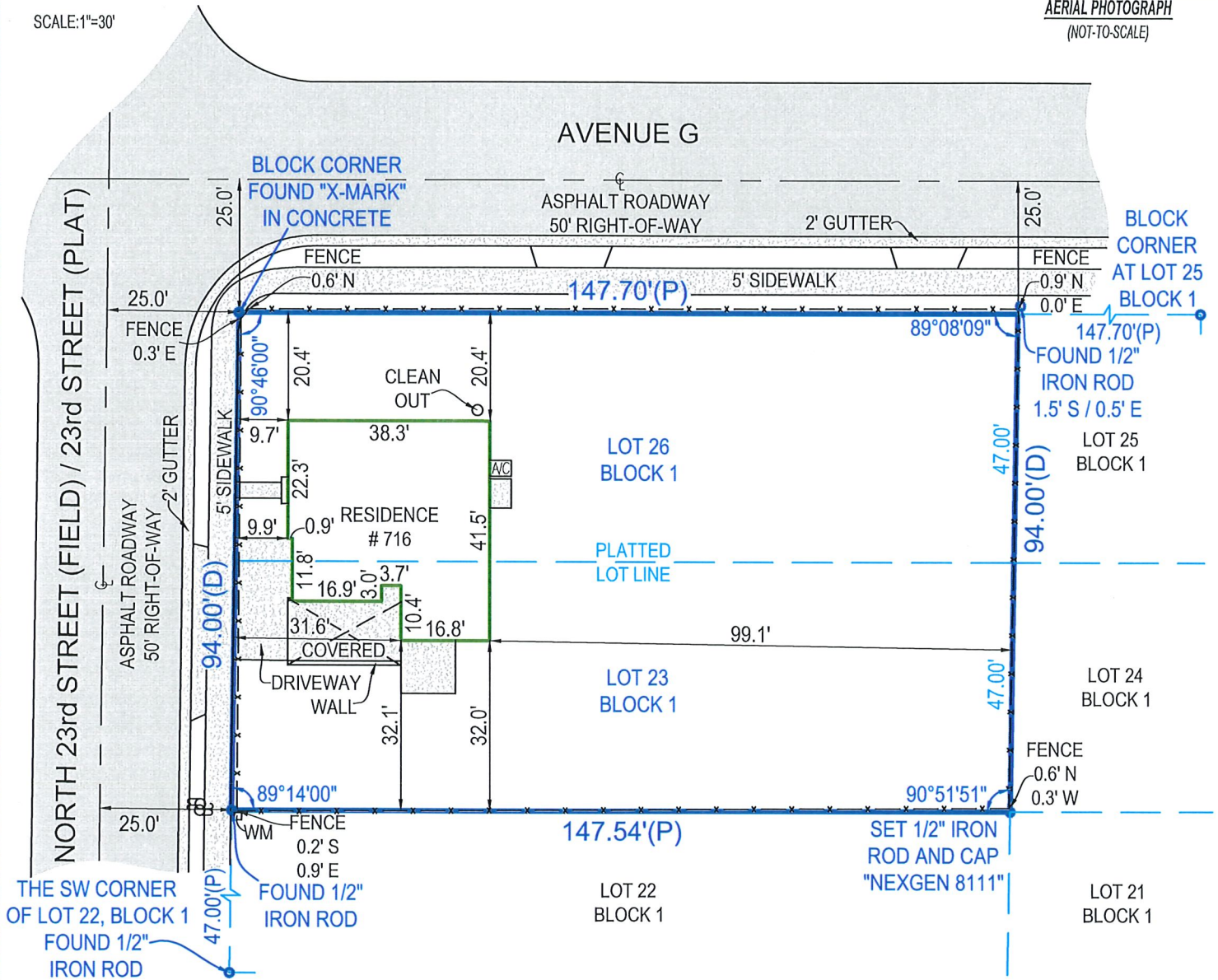
716 NORTH 23rd STREET, FORT PIERCE, FL. 34950



SCALE: 1"=30'



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)

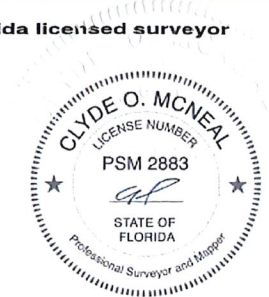


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-06-2023  
 Drawn By: Oleg  
 Order #: 229431  
 Last Revision Date:  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 561-508-6272  
 1547 Prosperity Farms  
 Lake Park FL, 33403



**LEGAL DESCRIPTION OF: 716 NORTH 23RD STREET, FORT PIERCE, FL, 34950**

LOTS 23 AND 26, BLOCK 1 OF ELDORADO SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**CERTIFIED TO:**

JORGE L. REGUEIRO AND NODAMYS RIECH  
 QUANTUM TITLE L.L.C  
 UNITED WHOLESALE MORTGAGE, LLC

**FLOOD ZONE:**

12111C0178J  
 ZONE: X  
 EFF: 02/16/2012

**SURVEY NOTES:**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

**LEGEND**

- A/C -AIR CONDITIONER
- WM -WATER METER
- AL - ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCEMENT
- & -AND
- P.B. -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac. -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EOW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x - FENCE
- # -NUMBER
- ± -PLUS OR MINUS
- -ASPHALT
- -CONCRETE
- ▨ -PAVER/BRINCK
- -WOOD
- ☀ -LIGHT POLE
- ⊙ -WELL
- ⊗ -WATER VALVE
- ⊕ -CENTER LINE
- ⊖ -CATCH BASIN
- ⊗ -FIRE HYDRANT
- ⊕ -UTILITY POLE
- ⊗ -MANHOLE
- XXX -ELEVATION

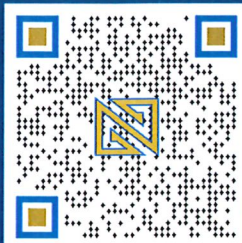
SOME ITEMS IN LEGEND MAY NOT  
 APPEAR ON DRAWING.

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

**LB8111**

info@NexGenSurveying.com



**561-508-6272**

1547 Prosperity Farms  
 Lake Park  
 FL 33403



