

Subdivision

Property address or Location 4701 Oleander Ave. Fort Pierce, FL 34982 / 4708 Elm Ave. Fort Pierce, FL 34982
 Parcel ID #(s) 3404-501-0501-000-9 / 3404-501-0503-000-3
 Project description Minor Replat

Property Owner(s)
John Jacobs
 Street Address
4701 Oleander Ave.
 City State Zip
Fort Pierce, FL 34982
 Phone Number
772-519-0798
 Email Address
jmjacobs4701@gmail.com

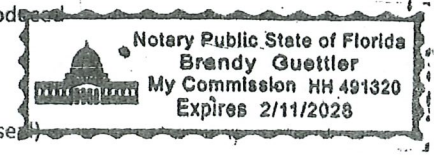
Applicant/Representative, Title, Company
John Jacobs / Owner
 Street Address
4701 Oleander Ave.
 City State Zip
Fort Pierce, FL 34982
 Phone Number
772-519-0798
 Email Address
jmjacobs4701@gmail.com

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.

John Jacobs
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 21st day of May, 2024, by
John Jacobs who is personally known to me or has produced

Brandy Guettler as identification.
Brandy Guettler
 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 _____
 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
 - 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

BOUNDARY SURVEY

LYING IN ST. LUCIE COUNTY, FLORIDA

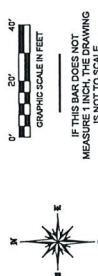
LEGAL DESCRIPTION
 THE NORTHERLY 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 2 OF PLAT OF WHITE CITY SUBDIVISION IN ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 2, 260 FEET; THENCE SOUTH 00°17'30" WEST, 225 FEET; THENCE WEST 280 FEET TO THE EAST RIGHT-OF-WAY LINE OF ELM AVENUE; THENCE NORTH 00°17'30" EAST, 260 FEET TO THE SAME BEING A PART OF SAID CITY SUBDIVISION. TOGETHER WITH THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGIN AT SOUTHWEST CORNER OF OUTLOT 1, SECTION 4, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PLAT OF WHITE CITY ACCORDING TO RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 337 FEET, MORE OR LESS TO THE CENTER OF AN EXISTING DITCH; THENCE TURN AND RUN NORTHWESTERLY ALONG AND MEASURING THE CENTER LINE OF SAID DITCH TO THE POINT OF BEGINNING. THE CENTER LINE OF SAID DITCH RUNS SOUTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

DESCRIPTION BY SURVEYOR
 ALSO DESCRIBED AS:

THE NORTH 100.00 FEET OF THE WEST 260.00 FEET OF OUTLOT 2 OF TOWN OF WHITE CITY, FLORIDA, AS SHOWN ON PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:
 THE NORTHWEST CORNER OF OUTLOT 1 OF SAID PLAT THENCE NORTH, BEGIN AT EAST ALONG THE WEST LINE OF OUTLOT 1 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF ELM AVENUE) FOR 50.00 FEET; THENCE SOUTH 88°54'26" EAST, PARALLEL WITH THE SOUTH LINE OF OUTLOT 1 FOR 383.37 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE SOUTH 88°54'26" WEST ALONG SAID CENTERLINE OF SAID DITCH TO THE POINT OF BEGINNING. THE CENTERLINE OF SAID DITCH RUNS SOUTH ALONG THE WEST LINE OF SAID OUTLOT 1; THENCE NORTH 88°54'26" WEST FOR 350.25 FEET; TO THE POINT OF BEGINNING.

CONTAINING 0.99 ACRES MORE OR LESS.



- GLOBAL POSITIONING SYSTEM (GPS) NOTES**
- REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CHICON BR4-6, 372 CHANNEL GNSS ANTENNA, WITH ATLAS L6AND RECEIVER.
 - TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION OR POINT OF KNOWN POSITION AND PRECISE MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
 - GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2011.
 - THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 54-17.
 - THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).

- SURVEYOR'S NOTES**
- THE BEARING AND/OR EXPECTED USE OF THIS SURVEY AND/OR MAP IS TO VERIFY RESIDENTIAL PROPERTY CORNERS. ANY OTHER USE IS PROHIBITED BY ASL.
 - REPRODUCTIONS AND/OR PHOTO COPIES, WHETHER PARTIAL OR IN ITS ENTIRETY, AS WELL AS ANY ADDITIONS AND/OR DELETIONS TO THIS SURVEY ARE PROHIBITED BY ASL AND WILL DEEM THIS SURVEY AND/OR MAP TO BE INVALID REGARDLESS OF ANY SIGNATURE OR SEAL, WHETHER THAT SIGNATURE OR SEAL IS DIGITAL OR NOT.
 - THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF OUTLOT 1, HAVING A BEARING OF N89°56'55"W, AS RECORDED IN PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.
 - FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, FIRM NO. 17100, DATED FEBRUARY 19, 2020.
 - ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OR MEAN SEA LEVEL (MSL) UNLESS OTHERWISE NOTED. BENCHMARK "SPRING" HAVING AN ELEVATION OF 10.44'.
 - ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
 - ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
 - UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
 - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY ABSTRACTS, COPIES OF DEEDS, EASEMENTS, OR MURPHY ACT OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT AFTER.
 - THE LAST DATE OF FIELD WORK AND/OR DATA ACQUISITION WAS FEBRUARY 19, 2020.
 - THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 - I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS.

SOPHIA J ROWE
 PARCEL ID #
 3404-501-0498-000-4

BASILE BAYS
 PARCEL ID #
 3404-501-0494-000-6

JOHN M JACOBS
 PARCEL ID #
 3404-501-0501-000-9

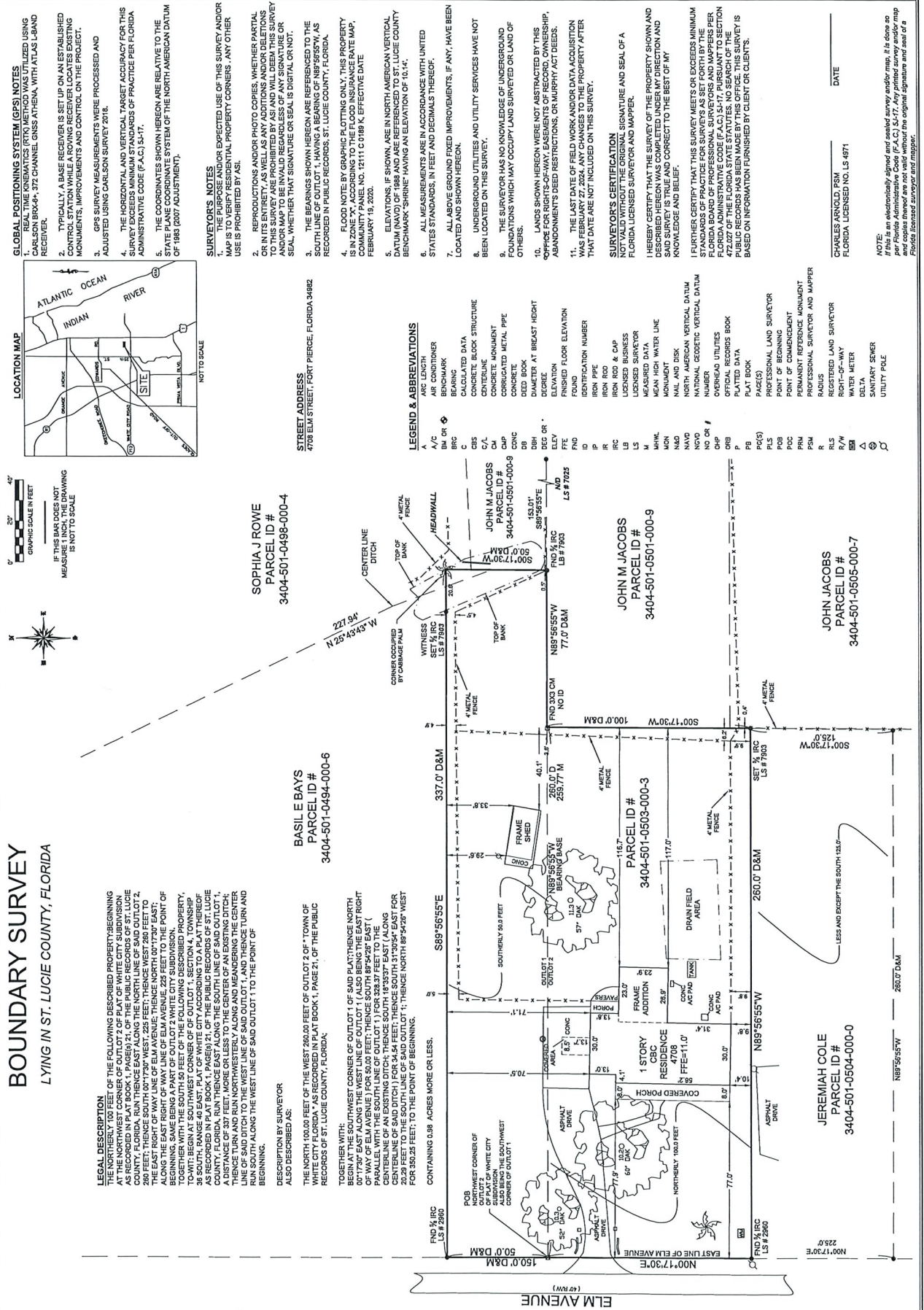
JOHN JACOBS
 PARCEL ID #
 3404-501-0505-000-7

JEREMIAH COLE
 PARCEL ID #
 3404-501-0504-000-0

DATE	BY	REVISIONS

CERTIFICATIONS:
 JOHN M JACOBS
 BRENDA JACOBS

DRAWN BY: BC
 CHECKED BY: CA
 DATE: 03/03/2024
 HORIZONTAL SCALE 1"=20'
 SHEET 1 OF 15
 PROJECT NO. 24-108



CHARLES ARNOLD, PSM
 FLORIDA LICENSED NO. LS 4871

NOTE:
 If this is an electronically signed and sealed survey plat, it is done so in accordance with the Florida State Statutes, Chapter 403, Part 1, and the Florida Board of Surveying and Mapping, Rule 61-10.001. Original signatures and seals of a surveyor and copiers thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

REGISTERED LAND SURVEYOR
 RIGHT-OF-WAY
 WATER METER
 SANITARY SEWER
 UTILITY POLE

REGISTERED LAND SURVEYOR
 POINT OF BEGINNING
 PERMANENT REFERENCE MONUMENT
 PROFESSIONAL SURVEYOR AND MAPPER
 RADIUS

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 PERMANENT REFERENCE MONUMENT
 PROFESSIONAL SURVEYOR AND MAPPER
 RADIUS

BOUNDARY SURVEY

LYING IN ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION (PARENT TRACT)

THE NORTHERLY 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 2 OF PLAT OF WHITE CITY SUBDIVISION, BEING PART OF THE PLAT OF WHITE CITY SUBDIVISION, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 2, 260 FEET; THENCE SOUTH 00°17'30" WEST, 225 FEET; THENCE WEST 260 FEET TO THE EAST RIGHT OF WAY LINE OF ELM AVENUE; THENCE NORTH 00°17'30" EAST, 260 FEET TO THE POINT OF BEGINNING. SAME BEING A PART OF OUTLOT 2, WHITE CITY SUBDIVISION, TOGETHER WITH THE SOUTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEGIN AT SOUTHWEST CORNER OF OUTLOT 1, SECTION 4, TOWNSHIP 36 SOUTH, RANGE 40 EAST, PLAT OF WHITE CITY SUBDIVISION, ST. LUCIE COUNTY, FLORIDA, RUN THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 337 FEET, MORE OR LESS TO THE CENTER OF AN EXISTING DITCH, THENCE TURN AND RUN NORTHWESTERLY ALONG AND MEANDERING THE CENTER LINE OF SAID DITCH, MORE OR LESS TO THE POINT OF BEGINNING, AND RUN SOUTH ALONG THE WEST LINE OF SAID OUTLOT 1 TO THE POINT OF BEGINNING.

DESCRIPTION BY SURVEYOR
ALSO DESCRIBED AS:

THE NORTH 100.00 FEET OF THE WEST 260.00 FEET OF OUTLOT 2 OF TOWN OF WHITE CITY SUBDIVISION, PLATBOOK 1, PAGE 21 RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:
THE NORTHWEST CORNER OF OUTLOT 1 OF SAID PLAT THENCE NORTH 89°56'55" EAST ALONG THE WEST LINE OF OUTLOT 1 ALSO BEING THE EAST RIGHT OF WAY OF ELM AVENUE FOR 50.00 FEET; THENCE SOUTH 89°52'28" EAST (C/O WAY OF ELM AVENUE) FOR 328.37 FEET TO THE CENTER OF AN EXISTING DITCH; THENCE SOUTH 89°52'28" EAST FOR 20.29 FEET TO THE SOUTH LINE OF SAID OUTLOT 1; THENCE NORTH 89°52'28" WEST FOR 350.25 FEET TO THE POINT OF BEGINNING,
CONTAINING 0.08 ACRES MORE OR LESS.

GLOBAL POSITIONING SYSTEM (GPS) NOTES
REAL TIME KINEMATIC (RTK) METHOD WITH REAL TIME CORRECTION (RTCM) DATA FROM A 3RD PARTY PROVIDER WAS USED TO COLLECT DATA. A 3RD PARTY PROVIDER WAS USED TO COLLECT DATA. A 3RD PARTY PROVIDER WAS USED TO COLLECT DATA.

1. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED POINT AND A ROVER RECEIVER IS SET UP ON THE POINT TO BE SURVEYED. MONITORING, IMPROVEMENTS AND CONTROL ON THE PROJECT.

2. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CAROLSON SURVEY 2018.

3. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5A-17.

4. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).

SURVEYOR'S NOTES
1. THE PURPOSE AND/OR EXPECTED USE OF THIS SURVEY AND/OR APPLICATION IS TO SUBMIT TO LOCAL MUNICIPALITY FOR A LOT SPLIT APPLICATION, ANY OTHER USE IS PROHIBITED BY ASL.

2. REPRODUCTIONS AND/OR PHOTO COPIES, WHETHER PARTIAL OR IN ITS ENTIRETY, AS WELL AS ANY ADDITIONS AND/OR DELETIONS TO THIS SURVEY ARE PROHIBITED BY ASL AND WILL DEEM THIS SURVEY INVALID. ANY OTHER USE IS PROHIBITED BY ASL.

3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE LOCAL MAGNETIC NORTH AS SHOWN ON THE PUBLIC RECORDS, ST. LUCIE COUNTY, FLORIDA.

4. FLOOD NOTE BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP, ST. LUCIE COUNTY PLANS, NO. 12111 C 0168 N, EFFECTIVE DATE: FEBRUARY 19, 2020.

5. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) AND ARE REFERENCED TO ST. LUCIE COUNTY BENCHMARK "SHRINE" HAVING AN ELEVATION OF 10.14.

6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMAL THEREOF.

7. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

8. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

9. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENTS DEED RESTRICTIONS, OR MURPHY ACT DEEDS, THAT DATE ARE NOT INCLUDED ON THIS SURVEY.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND CONTROL AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5A-17, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENTS.

Professional Surveyor's Seal
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FLORIDA LICENSED NO. LS 4671

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Professional Surveyor's Seal
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This Instrument Prepared by and Return to:
Lawana M. Brown OR BOOK 1357 PAGE 2511
Community Land Title Corporation
2400 S.E. Midport Road, Suite 214
Port St. Lucie, FL 34952
00-02046
Property Appraisers Parcel Identification (Folio) Numbers:
3404-501-0501-008/9

Exhibit "A"

Begin at the Southeast corner of Outlot 1, Section 4, Township 36 South, Range 40 East, PLAT OF WHITE CITY, according to the Plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of St. Lucie County, Florida, run thence North along the East line of said Outlot 1, a distance of 44.3 feet; thence turn and run Southwesterly along and meandering the center line of an existing ditch, a distance of 155 feet; thence South 37.8 feet; thence East along the South line fo said Outlot 1, a distance of 153 feet of the Point of Beginning.

ALSO, beginning at a concrete monument set at the Northeast corner of Outlot 2, as shown and designated upon a certain map entitled WHITE CITY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 23, of the Public Records of St. Lucie County, Florida, the said beginning corner being South 88° 57' 50" West, 68.50 feet and South 0° 43' 10" East, 1,280 feet as measured along the North line of said Township 36 South and the East line of Lots fronting upon the reserve now known as Oleander Avenue, from the Northeast corner of Section 4, Township 36 South, Range 40 East, St. Lucie County, Florida and running, thence(1) along the North line of said Outlot 2, South 88° 57' 50 West, 230 feet to a concrete monument set therein; thence (2) passing over lands belonging to T.W. Olson, South 0° 43' 10" East, 90 feet to a concrete monument; thence (3) continuing over lands of said Olson, parallel to the first course herein reversed, North 88° 57' 50" East, 241.73 feet to a concrete monument set in the West line of the present 60 foot right-of-way of Oleander Avenue; thence (4) along the said West side line of Oleander Avenue North 0° 32' 40" West, 90 feet to a concrete monument set therein; thence (5) along the Easterly projection of the said North line of Outlot 2, South 88° 57' 50" West, 12 feet to the Point of Beginning.

This Instrument Prepared by and Return to
Lawana M. Brown
Community Land Title Corporation
2400 S.E. Midport Road, Suite 214
Port St. Lucie, FL 34952
00-02046
Property Appraisers Parcel Identification (Folio) Numbers:
3484-581-0501-0009

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1876194 OR BOOK 1357 PAGE 2510
Recorded: 01/23/01 14:12

Return to Courthouse Box # SLW 15
Community Land Title Corporation

Warranty Deed

\$11.20

SPACE ABOVE THIS LINE FOR RECORDING DATA

Doc ASSUMP: \$ 0.00
* Doc Tax : \$ 0.70
* Int Tax : \$ 0.00

THIS WARRANTY DEED, made and executed the 12th day of January, 2001 by, **John Jacobs and Brenda L. Jacobs f/k/a Brenda L. Berry**, as Joint Tenants with Full Rights of Survivorship whose post office address is: 4701 Oleander Avenue, Fort Pierce, FL 34982, herein called the grantor, to **John M. Jacobs and Brenda L. Jacobs, husband and wife**, whose post office address is: 4701 Oleander Avenue, Fort Pierce, FL 34982, hereinafter called the Grantees:
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

Subject to easement, restrictions, and reservations of record and to taxes for the year 2000 and thereafter.
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 grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Edward A. June, Sr.
Witness #1 Signature
Edward A. June, Sr.
Printed Witness #1 Signature

By: John M. Jacobs

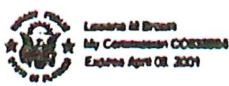
Lawana M. Brown
Witness #2 Signature
Lawana M. Brown
Printed Witness #2 Signature

By: Brenda L. Jacobs

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 12th day of January, 2001, by **John Jacobs and Brenda L. Jacobs**, who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

SEAL



Lawana M. Brown
Notary Signature
Lawana M. Brown
Printed Notary Name
April 8, 2001
My Commission Expires:

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4701 OLEANDER AVE
 Sec/Town/Range: 04/36S/40E
 Parcel ID: 3404-501-0501-000-9
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 39779
 Map ID: 34/04N
 Zoning: Res Sing F

Ownership

John M Jacobs
 Brenda L Jacobs
 4701 Oleander Ave
 Fort Pierce, FL 34982

Legal Description

WHITE CITY BEG AT SE COR OF OUTLOT 1 RUN N ALG E LI OF OUTLOT 1 44.37 FT, TH SWLY MEANDERING C/L OF EXISTING DITCH 153.16 FT, TH S 37.80 FT, TH W 77 FT, TH S 90 FT, TH E 241.73 FT TO W R/W LI OF OLEANDER AV, TH N 90 FT, TH W 12 FT TO POB (0.64 AC) (OR 295-2172; 1024-1536; 1109-327; 1112-2136; 1357-2505, 2510)



Current Values

Just/Market Value: \$367,900
 Assessed Value: \$192,630
 Exemptions: \$50,000
 Taxable Value: \$142,630

Total Areas

Finished/Under Air (SF): 3,117
 Gross Sketched Area (SF): 6,622
 Land Size (acres): 0.64
 Land Size (SF): 27,878.4

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category I II III
 Speed 140 160 160
 Sources/links:

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 12, 2001	1357 / 2510	XX01	WD	Jacobs John	\$100
Nov 7, 1997	1112 / 2136	XX00	WD	Jacobs John	\$40,000
Nov 4, 1997	1109 / 0327	XX01	PRDEED	Joseph P Jacobs	\$100
Sep 1, 1978	0295 / 2172	XX02	CV		\$35,000

Building Information (1 of 2)

Finished Area: 3,117 SF
 Gross Sketched Area: 5,762 SF

Exterior Data

View:
 Building Type: SFG
 Grade: SFG-Fair

Roof Cover: Metal
 Year Built: 1954
 Effective Year: 1980

Roof Structure: Gable
 Frame:
 Primary Wall: Hardi Plank

Story Height: 1 Story

No. Units: 1

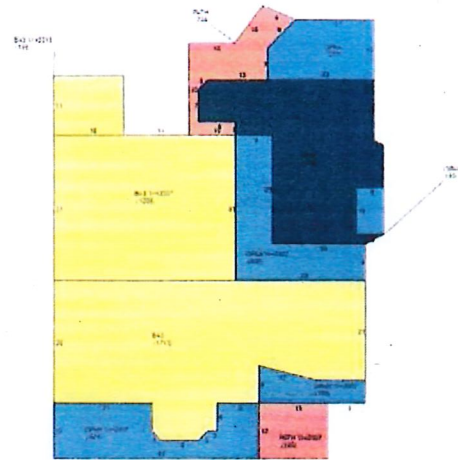
Secondary Wall:

Interior Data

Bedrooms: 3
 Full Baths: 3
 Half Baths: 1
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Tile-Ceramic
 Sprinkled %: N/A%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	3117	3117	399
OPAA	Open Porch Attached Average	749	0	219
OPAH	Open Porch Attached High	557	0	185
PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	424	0	162
WDK	WOOD DECK	915	0	158

Building Information (2 of 2)

Finished Area: 0 SF

Gross Sketched Area: 860 SF

Exterior Data

View:
 Building Type: DGAR
 Grade: DG
 Story Height: 1 Story

Roof Cover: Metal
 Year Built: 1954
 Effective Year: 1980
 No. Units: 0

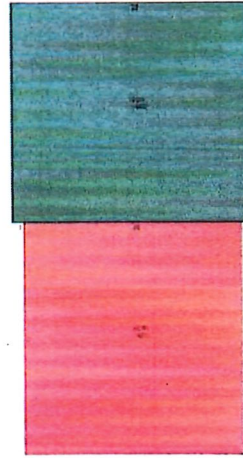
Roof Structure: Gable
 Frame:
 Primary Wall: Hardi Plank
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: %

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
ACPA	Aluminium Carport Average	420	0	82
GDA	Garage Detached Average	440	0	84

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY GOOD	1	240	1999

Current Year Values

Current Values Breakdown

Building:	\$293,900
Land:	\$74,000
Just/Market:	\$367,900
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$175,270
Assessed:	\$192,630
Exemption(s):	\$50,000
Taxable:	\$142,630

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2023	2002	0500	Homestead Exemption	\$25,000
2023	2008	0550	Homestead Exemption over \$50,000	\$25,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	0041	1	Fort Pierce Stormwater Charge	\$69.00
2013	0054	0.64	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$367,900	\$192,630	\$50,000	\$142,630
2022	\$293,100	\$187,020	\$50,000	\$137,020
2021	\$215,200	\$180,408	\$50,000	\$130,408
2020	\$203,600	\$177,918	\$50,000	\$127,918

Permits

Number	Issue Date	Description	Amount	Fee
C22-090165	Oct 18, 2002	Alterations/Remodeling	\$53,388	\$776
C24011276	Feb 23, 2004	Alterations/Remodeling	\$53,388	\$52
C06120279	Jan 5, 2007	Alterations/Remodeling	\$43,839	\$0
C07110323	Nov 28, 2007	Roof	\$2,849	\$0
C07110324	Nov 28, 2007	Roof	\$1,221	\$0
BP16-1733	Jun 21, 2016	Air Conditioning Only	\$5,990	\$0
BP17-0878	Oct 18, 2019	Additions to existing construction	\$10,000	\$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Prepared by:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

File Number: 21595

THIS IS A TRUE AND CERTIFIED
COPY OF THE ORIGINAL
INSTRUMENT WHICH HAS BEEN
EXECUTED AS INDICATED
ST. LUCIE TITLE SERVICES, INC

BY: 

General Warranty Deed

Made this May 18th, 2022 A.D. By

Mirta Milian Gall, a single woman, Individually & as Trustee of The Mirta Milian Gall Revocable Trust dated June 17, 2010, hereinafter called the grantor,

to Brenda Jacobs and John Jacobs, wife and husband, whose post office address is: 4701 Oleander Ave, Fort Pierce, FL 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:

The Northerly 100 feet of the following described property: Beginning at the NW corner of Outlot 2 of Plat of White City Subdivision as recorded in Plat Book 1, Page(s) 21, Public Records of St. Lucie County, Florida, run thence East along the North line of said Outlot 2, 260 feet; thence South 0°17' 1/2" West, 225 feet; thence West 260 feet to the East right of way line of Elm Avenue; thence North 0°17' 1/2" East, along the East right of way line of Elm Avenue, 225 feet to the Point of Beginning, same being a part of Outlot 2 White City Subdivision. Together with the South 50 feet of the following described property, to-wit: Begin at SW corner of Outlot 1, Section 4, Township 36 South, Range 40 East, plat of White City according to a plat thereof as recorded in Plat Book 1, Page(s) 21, of the Public Records of St. Lucie County, Florida, run thence East along the South line of said Outlot 1, a distance of 337 feet, more or less to the center of an existing ditch; thence turn and run Northwesterly along and meandering the center line of said ditch to the West line of said Outlot 1, and thence turn and run South along the West line of said Outlot 1 to the Point of Beginning.

Description by Surveyor
Also Described As:

The North 100.00 feet of the West 260.00 feet of Outlot 2 of "Town of White City Florida" as recorded in Plat Book 1, Page 21, of the Public Records of St. Lucie County, Florida;
Together with:
Begin at the Southwest corner of Outlot 1 of said Plat; thence North 00°17'30" East along the West line of Outlot 1 (Also being the East right-of-way of Elm Avenue) for 50.00 feet; thence South 89°54'26" East (Parallel with the South line of Outlot 1) for 328.37 feet to the centerline of an existing ditch; thence South 18°35'37" East (along centerline of said ditch) for 34.54 feet; thence South 31°30'54" East for 20.29 feet to the South line of said Outlot 1; thence North 89°54'26" West for 350.25 feet to the Point of Beginning.

Parcel ID Number: 3404-501-0503-000/3

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon..

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.

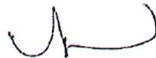
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

Prepared by:
Melissa Harnage
St. Lucie Title Services, Inc.
800 Virginia Avenue, Suite 47
Ft. Pierce, Florida 34982

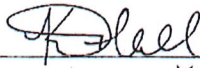
File Number: 21595

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

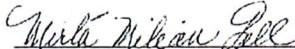
Signed, sealed and delivered in our presence: **The Mirta Milian Gall Revocable Trust dated June 17, 2010**



Witness #1 Printed Name Melissa Harnage



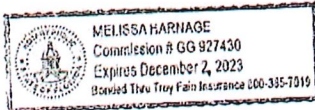
Witness #2 Printed Name Kaitlin Hall

 (Seal)


Mirta Milian Gall, Individually & as Trustee
Address: 528 W. Minnesota Ave, Deland, Florida 32720

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2022, by Mirta Milian Gall, Individually & as Trustee of The Mirta Milian Gall Revocable Trust dated June 17, 2010, who is/are personally known to me or who has produced Drivers license as identification.



(Seal)



Notary Public
Print Name: _____
My Commission Expires: _____

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4708 ELM AVE
 Sec/Town/Range: 04/36S/40E
 Parcel ID: 3404-501-0503-000-3
 Jurisdiction: Fort Pierce

Use Type: 0100
 Account #: 39780
 Map ID: 34/04N
 Zoning: Res Sing F

Ownership

Brenda Jacobs
 John Jacobs
 4701 Oleander AVE
 Fort Pierce, FL 34982

Legal Description

WHITE CITY BEG AT NW COR OF OUTLOT 2, BEING ALSO SW COR OUTLOT 1, TH RUN N 50 FT, TH E TO PT IN CENTER OF DITCH WHICH IS 50 FT DUE N OF S LI OF OUTLOT 1, TH MEANDER DITCH TO SD S LI, TH W TO PT THAT IS 260 FT E OF NW COR OUTLOT 2, TH S 100 FT, TH W 260 FT, TH N 100 FT TO POB (0.98 AC)



Current Values

Just/Market Value: \$288,600
 Assessed Value: \$288,600
 Exemptions: \$0
 Taxable Value: \$288,600

Total Areas

Finished/Under Air (SF): 2,202
 Gross Sketched Area (SF): 3,356
 Land Size (acres): 0.98
 Land Size (SF): 42,688.8

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 18, 2022	4828 / 0180	0001	WD	Gall (TR) Mirta M	\$350,000
Apr 19, 2018	4136 / 1286	0111	QC	Gall Mirta M	\$100
Jun 13, 2001	1403 / 2170	XX01	PRDEED	Strader (Est) Keith E	\$66,500
Jun 13, 2001	1403 / 2166	XX01	QC	Gall, Mirta M	\$100
Jun 1, 1986	0506 / 1006	XX01	CV		\$0
Jul 1, 1976	0278 / 0999	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 2,202 SF

Gross Sketched Area: 3,356 SF

Exterior Data

View: Roof Cover: Dim Shingle Roof Structure: Gable

Building Type: SFAV
 Grade: SFAV-Avg
 Story Height: 1 Story

Year Built: 1958
 Effective Year: 1965
 No. Units: 1

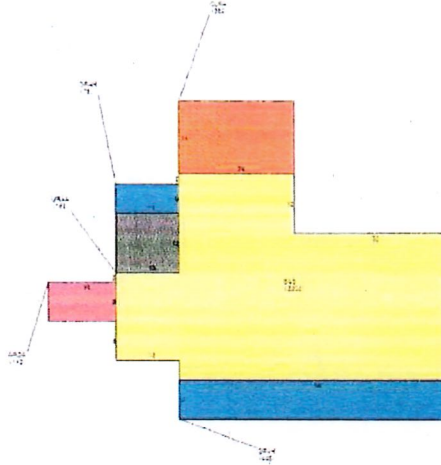
Frame:
 Primary Wall: Conc Block
 Secondary Wall:

Interior Data

Bedrooms: 4
 Full Baths: 2
 Half Baths: 0
 A/C %: 100%

Electric: AVERAGE
 Heat Type: FrcdHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Carpet
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APOA	Aluminium Porch (Open) Average	112	0	44
BAS	BASE AREA	2202	2202	222
CLPA	Closed Porch Average	360	0	78
OPAH	Open Porch Attached High	526	0	166
URAA	Utility Room Attached Average	156	0	50

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	500	1958
CHAINLINK 4'	1	464	1999
UTILITY GOOD	1	288	2000


Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$167,200					
Land:	\$121,400					
Just/Market:	\$288,600					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$288,600					
Exemption(s):	\$0					
Taxable:	\$288,600					

Property Card

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.98	North St. Lucie Water Management District	\$25.00
2014	0041	1	Fort Pierce Stormwater Charge	\$69.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$288,600	\$288,600	\$0	\$288,600
2022	\$241,200	\$164,923	\$0	\$164,923
2021	\$163,300	\$149,930	\$0	\$149,930
2020	\$136,300	\$136,300	\$0	\$136,300

Permits

Number	Issue Date	Description	Amount	Fee
C23081244	Dec 3, 2003	Patio	\$12,960	\$360
BP15-2920	Oct 21, 2015	Air Conditioning Only	\$4,300	\$155
BP15-2958	Oct 26, 2015	Electric	\$800	\$104
BP23-2199	Jun 5, 2023	Roof	\$24,250	\$0

Notice: This does not necessarily represent all the permits for this property.
 Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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