

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____
FILE NO.: _____
DATE: _____
TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: GIUSEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

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BEFORE ME PERSONALLY APPEARED GIUSEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

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NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2023 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS 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 REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: FRANK C. VELDHIJS

PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2023.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

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 (FINAL)

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 THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: LINDA COX

CITY CLERK

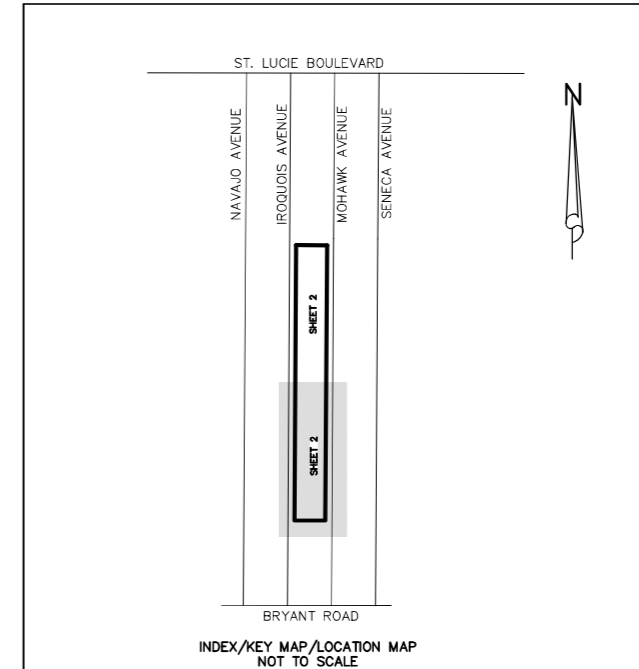
CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: MICHELLE R. MILLER

CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACREAGE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
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- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK
PRM PSM 6330
- = FND 4"x4" CONCRETE MONUMENT &
DISK PRM LB#4286
- = FND 5/8" IRC
PLS#2791
- = SET 5/8" IRC
PRM PSM 6330

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

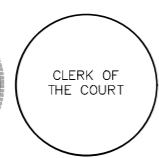
PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET	1 OF 2	DWG 22-8788

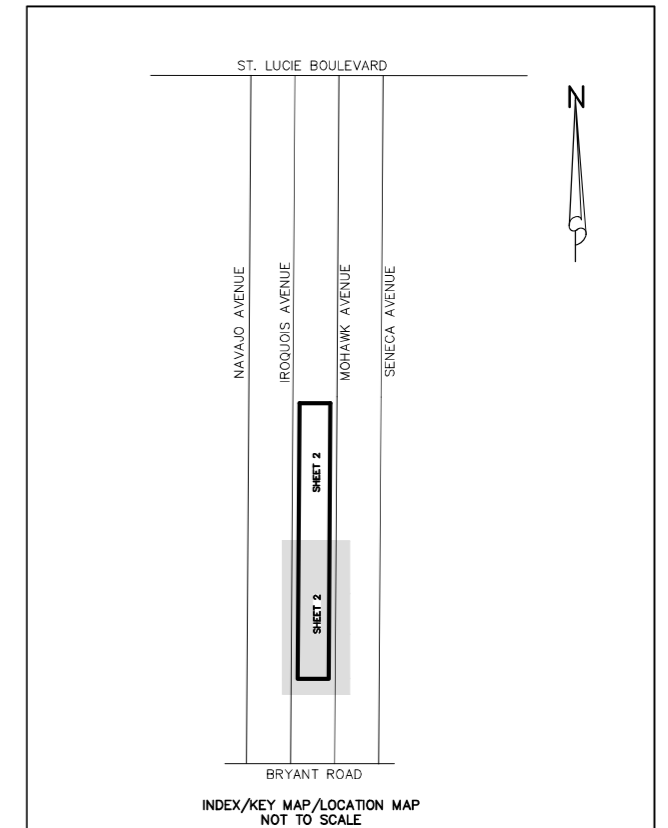
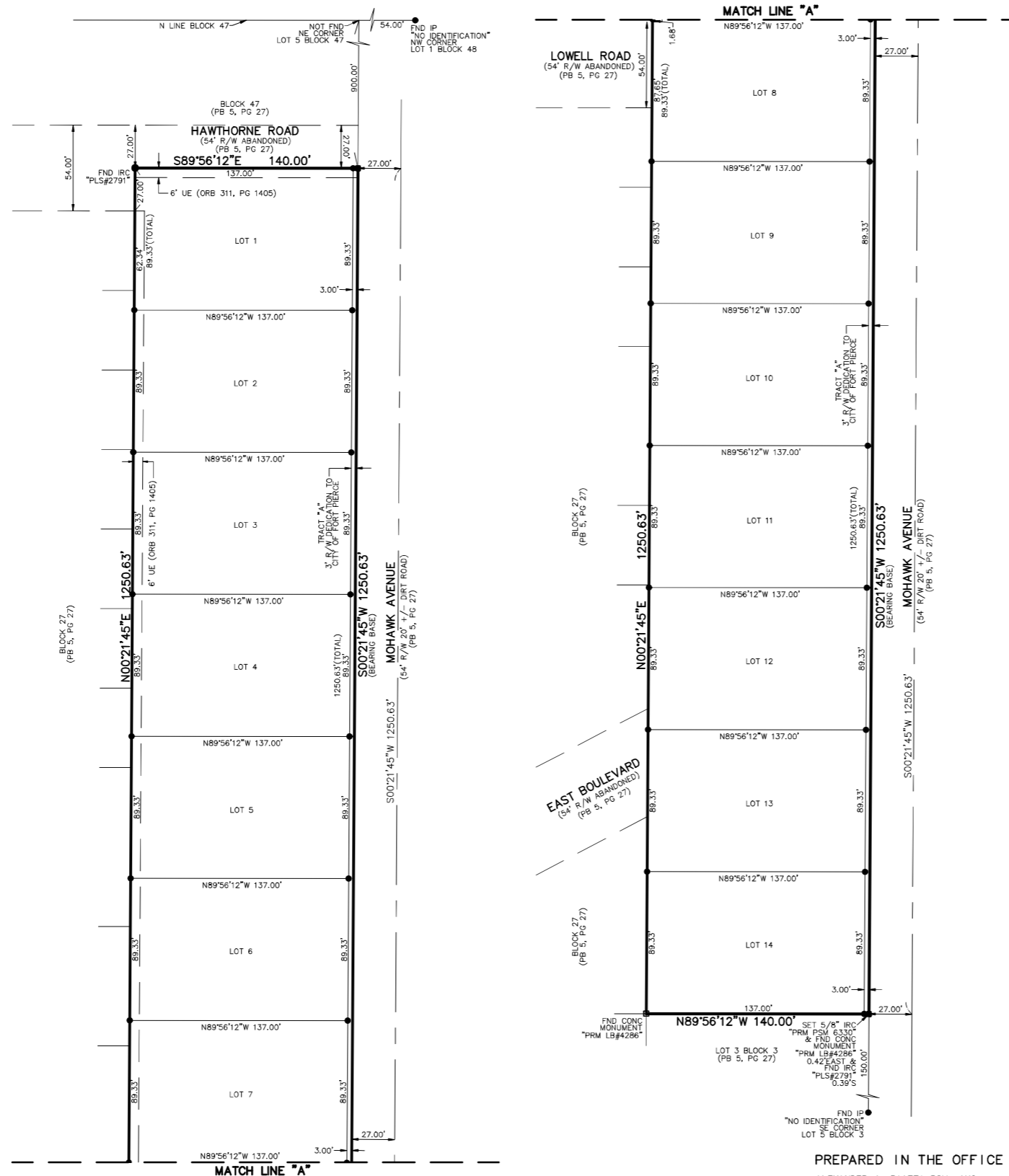
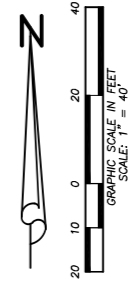


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REF			
FLD	AJP	FB.	PG.
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CKD	AJP	SHEET 2 OF 2	JOB 22-8788 DATE 5-05-23 DWG 22-8788



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.MackenzieEngineeringInc.com

March 14, 2024

City of Fort Pierce Engineering Department

C/O: Tracy Telle, Assistant City Engineer

100 North US 1, Fort Pierce, FL 34950

Direct Office Line: 772-467-3776

Main Office: 772-467-3000

Email: Ttelle@cityoffortpierce.com

Re: Mohawk Final Plat (TRC No. 23-09000003) – Drainage Statement

INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) prepared this drainage statement for the proposed Mohawk Final Plat Subdivision in Fort Pierce, FL. The site is approximately located between N 25th Street and US Highway 1, south of St. Lucie Blvd. on the west side of Mohawk Avenue. Figure 1 displays the site's location. The applicant proposes a final plat for a subdivision consisting of 3.9333 acres with 14 residential lots on the west side of Mohawk Avenue.

Figure 1. Site Location



EXISTING CONDITIONS

The existing parcel is located on the west side of Mohawk Avenue. The existing topography ranges between elevations 18.00 and 19.00 NAVD and the stormwater runoff flows from west to east towards Mohawk Avenue.

PROPOSED CONDITIONS

The applicant proposes to develop 14 residential lots on the west side of Mohawk Avenue. The proposed development will maintain the existing drainage patterns.

The following assumptions were implemented to determine the stormwater impacts in the post development conditions.

- Impervious Area - 50%
 - 25% for Buildings and Structures - Maximum Coverage Allowed per Section 125-191.B.2.3 Single Family Low Density Zone (R-1)
 - 25% for paved areas
- Pervious Area – 50%
- All units developed.
- 1 additional foot of fill provided for FFE as required for Septic Permits

Tables 1 and 2 display the existing and proposed land uses.

Table 1. Existing Site Area

Area Description	SF	AC
Vacant Parcel (Developable Area)	171,335	3.933
Total Area	171,335	3.933

Table 2. Proposed Site Area

Area Description	SF	AC
Impervious Area (50 % of Total Area)	85,667	1.967
Pervious Area (50% of Total Area)	85,667	1.967
Total Area	171,335	3.933

PERIMETER BERM

The applicant proposes to construct swales along the perimeter of the lots and drain along the existing swale on the west side of Mohawk Avenue. Based on our drainage calculation for the 25-year, 3-day storm event, the proposed perimeter berm elevation is as follows:

Table 2. Storm Event Resulting Stages & Discharge Summary

Storm Event	Pre-Development		Post-Development		Proposed Site Development
	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)
25 year - 3 day (Perimeter Berm EL.)	18.01	5.99	17.81	4.94	17.90

The 25-year, 3-day storm event minimum stage is 17.81 feet NAVD. The berm is designed above the 25-year, 3-day minimum stage and is set at 17.90 feet NAVD. The pre-post analysis indicates the post 25 year, 3-day discharge is less than the discharge for the existing conditions.

CONCLUSION

Based on the existing topography, the site drains to the east side of the site during rainfall events. The proposed development proposes to continue discharging offsite along the eastern side of the site along Mohawk Avenue roadway right-of-way. Upon construction of the individual lots, the unit owners will demonstrate no run-off will occur onto neighboring properties.

The conceptual design proposes constructing swales at elevation 17 around each lot to capture stormwater runoff before it is discharged off-site.

This drainage statement shows that the proposed Project will meet City of Fort Pierce Land Development Code and South Florida Water Management District (SFWMD) requirements upon completion of construction.

APPENDICES

1. Project Information & Maps
 - a. Proposed Stormwater Flow Pattern Exhibit
 - b. 25 Year – 3 Day Return Period Map
2. Drainage Calculations
 - a. Pre-Development
 - i. Pre/Post Design Parameters
 - ii. Development Area Calculations
 - iii. Stage/Storage Computations
 - iv. Rainfall and Storm Event Summary
 - v. Soil Storage Calculations
 - vi. Cascade Water Model – 25-Year, 3-Day
 - b. Post-Development
 - i. Stage/Storage Computations
 - ii. Rainfall and Storm Event Summary
 - iii. Soil Storage Calculations
 - iv. Water Quality Requirements/Provided
 - v. Cascade Water Model – 25-Year, 3-Day
3. Project Plan Sheets
 - a. Final Plat Sheets
4. Other Project Data
 - a. Property Card 1
 - b. Property Card 2
 - c. Property Card 3
 - d. Warranty Deed 1
 - e. Warranty Deed 2
 - f. Warranty Deed 3

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BY: ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

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BY: GIUSEPPE SCIONTI, PRESIDENT

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1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS 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 REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: FRANK C. VELDHIJS

PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2023.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

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 (FINAL)

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 THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: LINDA COX

CITY CLERK

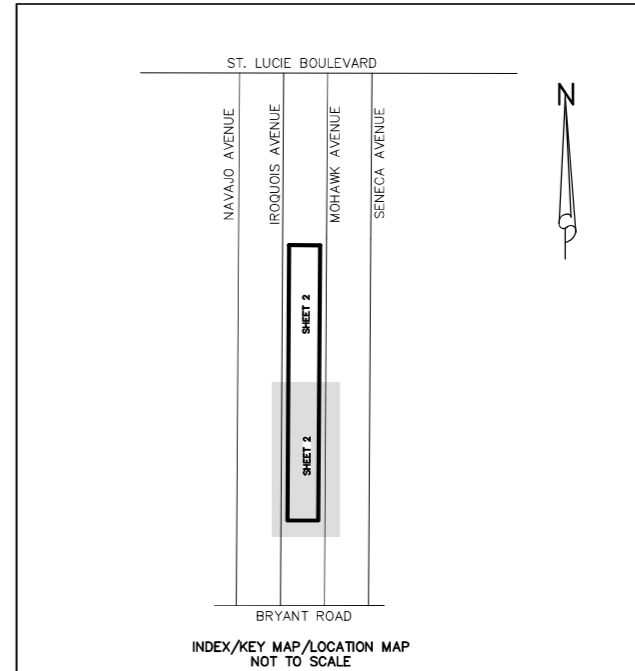
CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: MICHELLE R. MILLER

CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



ABBREVIATIONS:

(C) = CALCULATED
(M) = MEASURED
(NR) = NON-RADIAL
(P) = PLAT
(R) = RADIAL LINE
(S) = SURVEY
Δ = DELTA ANGLE
AC = ACREAGE
CB = CHORD BEARING
CD = CHORD DISTANCE
CONC = CONCRETE
DB = DEED BOOK
FKA = FORMERLY KNOWN AS
FND = FOUND
IR = #5 IRON ROD
IRC = #5 IRON ROD WITH PLASTIC CAP
L = ARC LENGTH
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE(S)
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
SF = SQUARE FOOT
TR = TRACT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

▲ = SET PK NAIL & DISK
PRM PSM 6330
□ = FND 4"x4" CONCRETE MONUMENT &
DISK PRM LB#4286
● = FND 5/8" IRC
PLS#2791
■ = SET 5/8" IRC
PRM PSM 6330

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: _____ DATE: _____

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

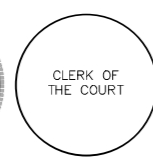
PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET	1 OF 2	DWG 22-8788



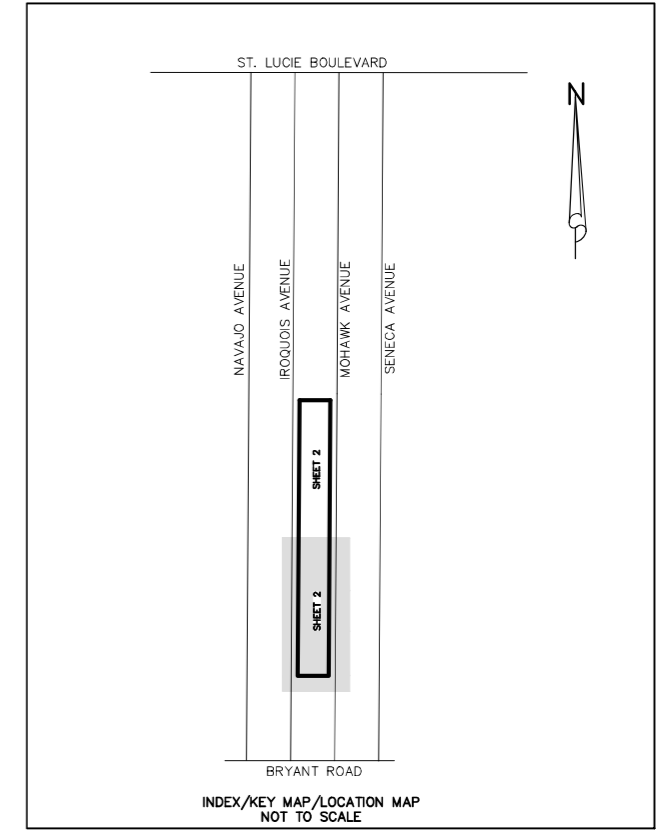
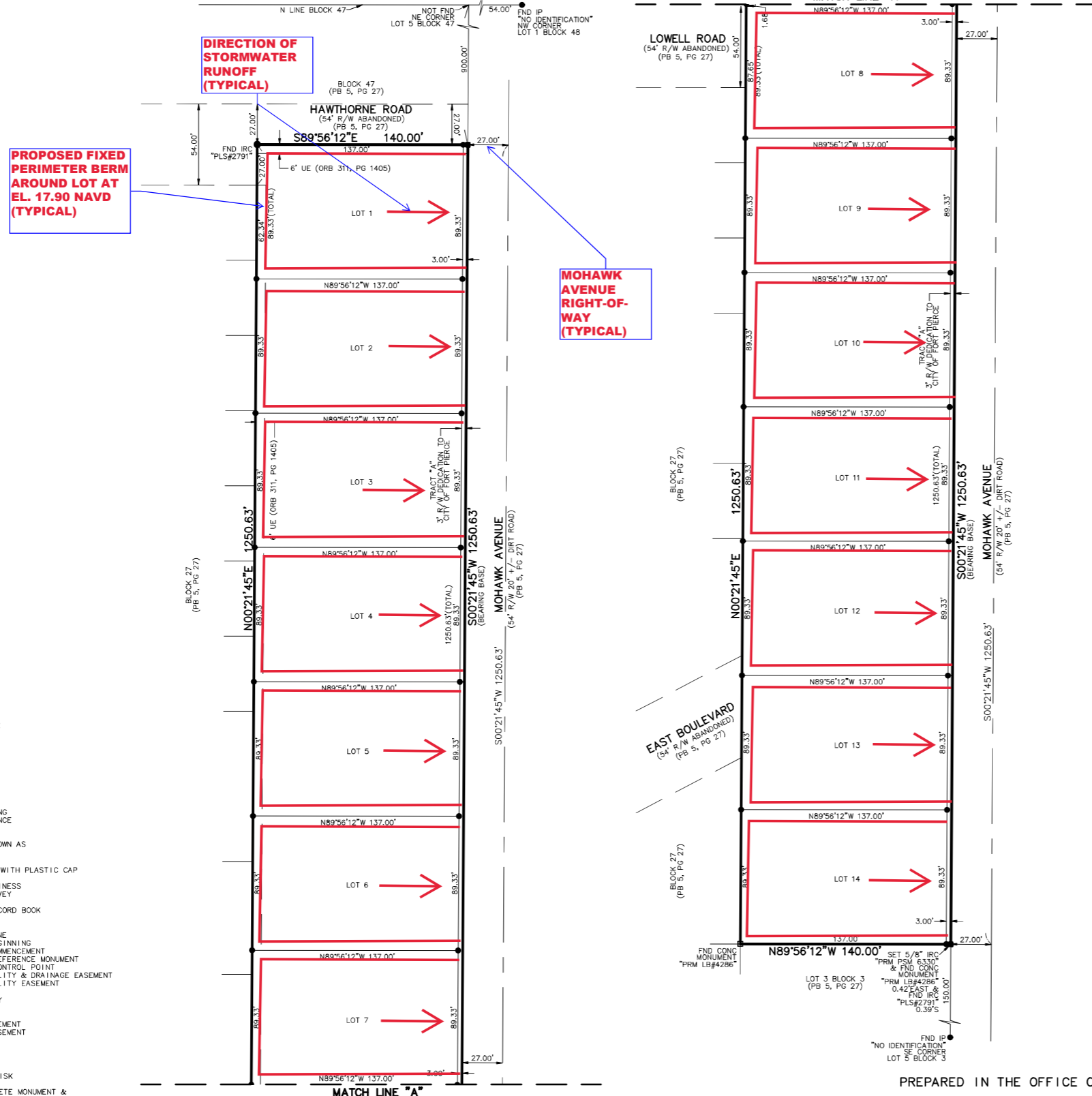
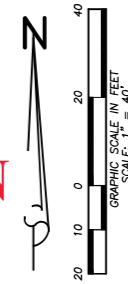
MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PROPOSED PERIMETER BERM & STORMWATER RUNOFF PATTERN

PLAT BOOK: _____
 PAGE: _____
 FILE NO.: _____
 DATE: _____
 TIME: _____



ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
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- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

SYMBOLS:

- ▲ = SET PK NAIL & DISK
- ◻ = FND 4"x4" CONCRETE MONUMENT & DISK *PRM LB#4286*
- = FND 5/8" IRC
- = FND 5/8" IRC *PLS#2791*
- = SET 5/8" IRC
- ◻ = SET 5/8" IRC *PRM PSM 6330*

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CAD K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF			
FLD	AJP	FB.	PG.
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CKD	AJP	SHEET 2 OF 2	JOB 22-8788
			DATE 5-05-23
			DWG 22-8788

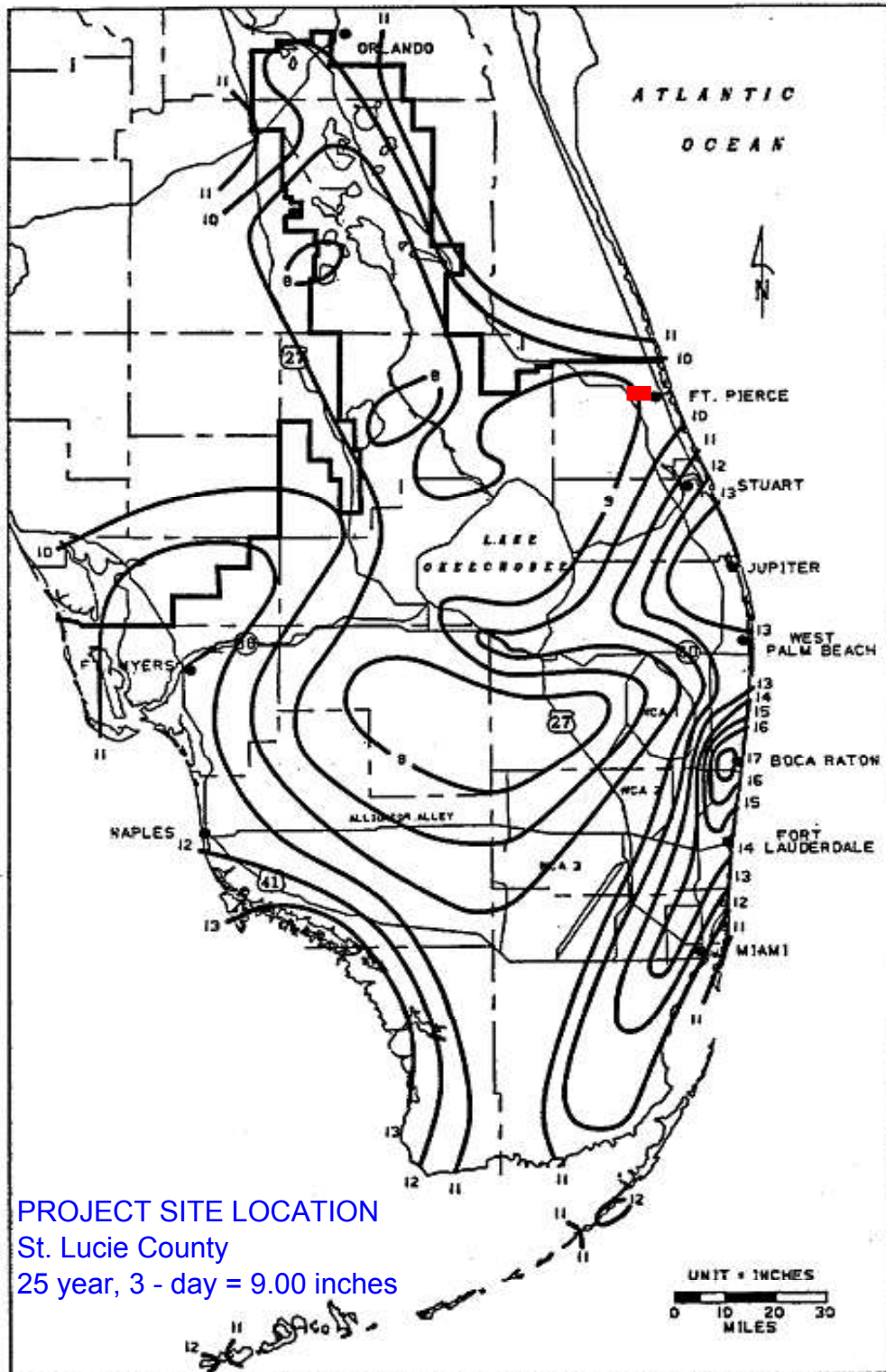


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD



Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
 Office: (772) 286 - 8030

Date: 3/13/2024
 Project Name: Mohawk Subdivision
 Project No: 233-015
 Basin No: Roadside Swale

PRE/POST DEVELOPMENT CALCULATIONS						
Name	Existing Area (SF)	Proposed Area (SF)	Change in Area (SF)	Existing Area (Acres)	Proposed Area (Acres)	Change in Area (Acres)
Lake Areas (A_L)	0	0	0.00	0.000	0.000	0.000
Roof Areas (A_R)	0	85,667	85,667	0.000	1.967	1.967
Paved Areas (A_P)	0		0	0.000	0.000	0.000
Green Areas (A_G)	171,335	85,667	-85,667	3.933	1.967	-1.966
Total (A_T)	171,335	171,335	0	3.933	3.933	0



Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

EXISTING DRAINAGE CALCULATIONS

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

Land Use Summary:

Lake Areas (AL):	-	SF	or	0.000	AC	0%
Roof Areas (AR):	-	SF	or	0.000	AC	0%
Paved Areas (AP):	-	SF	or	0.000	AC	0%
Green Areas (AG):	171,335	SF	or	3.933	AC	100%
Total (AT):	171,335	SF		3.933	AC	100%

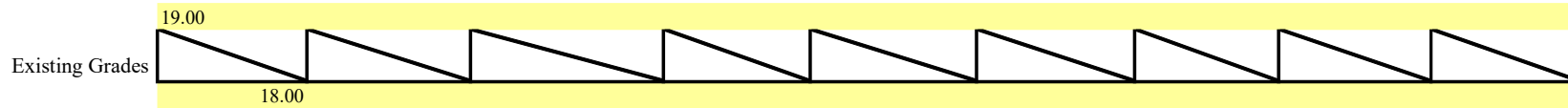


Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
 Office: (772) 286 - 8030

Date: 3/13/2024
 Project Name: Mohawk Subdivision
 Project No: 233-015
 Basin No: Roadside Swale

EXISTING STAGE/STORAGE AREA CALCULATION (NAVD)



	14 Vacant Lots (Developable Area)									Total Area (ac.)
Area (ac)	3.933									3.933
Starting Elev (ft)	L									
Ending Elev (ft)	18.00									
	19.00									
Stage NAVD	Linear Storage (ac-ft)									Total Storage (ac-ft)
18.00	0.00									0.00
18.50	0.49									0.49
19.00	1.97									1.97

Notes:
 V - Vertical Storage in the Bottom of the Swale/Trench
 L - Linear Storage along the bank of the Pond
 L + V - Total Swale Area



Engineering & Planning, Inc.

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Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

EXISTING STAGE/STORAGE AREA CALCULATION

Stage	Site Stage-Storage (Per Previous Page) (ac.- ft.)	Additional Stage Storage (ac. - ft.)	Total Storage Area (ac. - ft.)
18.00	0.00	0.00	0.00
18.50	0.49	0.00	0.49
19.00	1.97	0.00	1.97

EXISTING SOIL STORAGE

Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	0	0.000	0.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	171,335	3.933	100.0%
Total (AT):	171,335	3.933	100.0%

Average Pervious Grade (Elev.): 18.50 ft
Depth to SHWT: 8.50 ft
Soil Storage at Average Depth (S): 9.00 inches
Weighted S Value:

= S x % Pervious

= 9 x 100% =

9.00 Inches

Uncompacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.60
2	2.50
3	5.40
4	9.00

ERP SWERP Manual - pg. 308 of 742



Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

EXISTING STORM EVENT STAGES AND DISCHARGES

Rainfalls (P)

From Figure C-7, 25-Year 3-Day Storm = 9.00 inches

25-Year 3-Day Storm Event

Stage for 25-Year, 3-Day Storm Event 18.01 ft. NAVD w/ 5.99 cfs of discharge

Project Name: Mohawk Subdivision - 25Y - 3D Pre Development

Reviewer: MEP

Project Number: 233015

Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 3.933 acres

Ground Storage: 9 inches

Time of Concentration: 0.5 hours

Initial Stage: 18 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
18.00	0.00
18.50	0.49
19.00	1.97

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	18.00
120.00	18.00
240.00	18.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 18 ft NGVD, Length = 1250 ft, Weir Coef = 3.13

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	18.00	18.00
1.00	0.04	0.00	0.00	0.00	18.00	18.00
2.00	0.08	0.00	0.00	0.00	18.00	18.00
3.00	0.12	0.00	0.00	0.00	18.00	18.00
4.00	0.16	0.00	0.00	0.00	18.00	18.00
5.00	0.20	0.00	0.00	0.00	18.00	18.00
6.00	0.24	0.00	0.00	0.00	18.00	18.00
7.00	0.28	0.00	0.00	0.00	18.00	18.00
8.00	0.32	0.00	0.00	0.00	18.00	18.00
9.00	0.36	0.00	0.00	0.00	18.00	18.00
10.00	0.40	0.00	0.00	0.00	18.00	18.00
11.00	0.44	0.00	0.00	0.00	18.00	18.00
12.00	0.48	0.00	0.00	0.00	18.00	18.00
13.00	0.52	0.00	0.00	0.00	18.00	18.00
14.00	0.56	0.00	0.00	0.00	18.00	18.00
15.00	0.60	0.00	0.00	0.00	18.00	18.00
16.00	0.64	0.00	0.00	0.00	18.00	18.00
17.00	0.68	0.00	0.00	0.00	18.00	18.00
18.00	0.73	0.00	0.00	0.00	18.00	18.00
19.00	0.77	0.00	0.00	0.00	18.00	18.00
20.00	0.81	0.00	0.00	0.00	18.00	18.00
21.00	0.85	0.00	0.00	0.00	18.00	18.00
22.00	0.89	0.00	0.00	0.00	18.00	18.00
23.00	0.93	0.00	0.00	0.00	18.00	18.00
24.00	0.97	0.00	0.00	0.00	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
25.00	1.03	0.00	0.00	0.00	18.00	18.00
26.00	1.08	0.00	0.00	0.00	18.00	18.00
27.00	1.14	0.00	0.00	0.00	18.00	18.00
28.00	1.20	0.00	0.00	0.00	18.00	18.00
29.00	1.26	0.00	0.00	0.00	18.00	18.00
30.00	1.32	0.00	0.00	0.00	18.00	18.00
31.00	1.38	0.00	0.00	0.00	18.00	18.00
32.00	1.44	0.00	0.00	0.00	18.00	18.00
33.00	1.50	0.00	0.00	0.00	18.00	18.00
34.00	1.55	0.00	0.00	0.00	18.00	18.00
35.00	1.61	0.00	0.00	0.00	18.00	18.00
36.00	1.67	0.00	0.00	0.00	18.00	18.00
37.00	1.73	0.00	0.00	0.00	18.00	18.00
38.00	1.79	0.00	0.00	0.00	18.00	18.00
39.00	1.85	0.00	0.00	0.00	18.00	18.00
40.00	1.91	0.00	0.00	0.00	18.00	18.00
41.00	1.97	0.01	0.01	0.00	18.00	18.00
42.00	2.02	0.01	0.01	0.00	18.00	18.00
43.00	2.08	0.01	0.01	0.00	18.00	18.00
44.00	2.14	0.02	0.02	0.00	18.00	18.00
45.00	2.20	0.02	0.02	0.00	18.00	18.00
46.00	2.26	0.02	0.02	0.01	18.00	18.00
47.00	2.32	0.02	0.02	0.01	18.00	18.00
48.00	2.38	0.03	0.03	0.01	18.00	18.00
49.00	2.44	0.03	0.03	0.01	18.00	18.00
50.00	2.51	0.04	0.04	0.02	18.00	18.00
51.00	2.59	0.05	0.04	0.02	18.00	18.00
52.00	2.68	0.06	0.06	0.02	18.00	18.00
53.00	2.79	0.08	0.08	0.03	18.00	18.00
54.00	2.93	0.11	0.11	0.04	18.00	18.00
55.00	3.09	0.15	0.14	0.05	18.00	18.00
56.00	3.28	0.19	0.19	0.06	18.00	18.00
57.00	3.51	0.25	0.25	0.08	18.00	18.00
58.00	3.79	0.34	0.34	0.10	18.00	18.00
59.00	4.16	0.53	0.52	0.14	18.00	18.00
60.00	6.72	6.09	5.94	0.31	18.01	18.00
61.00	7.46	2.14	2.18	0.62	18.01	18.00
62.00	7.79	0.99	1.00	0.74	18.00	18.00
63.00	8.01	0.59	0.60	0.80	18.00	18.00
64.00	8.21	0.53	0.53	0.85	18.00	18.00
65.00	8.32	0.34	0.34	0.88	18.00	18.00
66.00	8.44	0.32	0.32	0.91	18.00	18.00
67.00	8.56	0.32	0.32	0.94	18.00	18.00
68.00	8.68	0.32	0.32	0.96	18.00	18.00
69.00	8.76	0.23	0.23	0.98	18.00	18.00
70.00	8.84	0.22	0.22	1.00	18.00	18.00
71.00	8.92	0.22	0.22	1.02	18.00	18.00
72.00	9.00	0.22	0.22	1.04	18.00	18.00
73.00	9.00	0.03	0.04	1.05	18.00	18.00
74.00	9.00	0.00	0.01	1.05	18.00	18.00
75.00	9.00	0.00	0.00	1.05	18.00	18.00
76.00	9.00	0.00	0.00	1.05	18.00	18.00
77.00	9.00	0.00	0.00	1.05	18.00	18.00
78.00	9.00	0.00	0.00	1.05	18.00	18.00
79.00	9.00	0.00	0.00	1.05	18.00	18.00
80.00	9.00	0.00	0.00	1.05	18.00	18.00
81.00	9.00	0.00	0.00	1.05	18.00	18.00
82.00	9.00	0.00	0.00	1.05	18.00	18.00
83.00	9.00	0.00	0.00	1.05	18.00	18.00
84.00	9.00	0.00	0.00	1.05	18.00	18.00
85.00	9.00	0.00	0.00	1.05	18.00	18.00
86.00	9.00	0.00	0.00	1.05	18.00	18.00
87.00	9.00	0.00	0.00	1.05	18.00	18.00
88.00	9.00	0.00	0.00	1.05	18.00	18.00
89.00	9.00	0.00	0.00	1.05	18.00	18.00
90.00	9.00	0.00	0.00	1.05	18.00	18.00
91.00	9.00	0.00	0.00	1.05	18.00	18.00
92.00	9.00	0.00	0.00	1.05	18.00	18.00
93.00	9.00	0.00	0.00	1.05	18.00	18.00
94.00	9.00	0.00	0.00	1.05	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
95.00	9.00	0.00	0.00	1.05	18.00	18.00
96.00	9.00	0.00	0.00	1.05	18.00	18.00
97.00	9.00	0.00	0.00	1.05	18.00	18.00
98.00	9.00	0.00	0.00	1.05	18.00	18.00
99.00	9.00	0.00	0.00	1.05	18.00	18.00
100.00	9.00	0.00	0.00	1.05	18.00	18.00
101.00	9.00	0.00	0.00	1.05	18.00	18.00
102.00	9.00	0.00	0.00	1.05	18.00	18.00
103.00	9.00	0.00	0.00	1.05	18.00	18.00
104.00	9.00	0.00	0.00	1.05	18.00	18.00
105.00	9.00	0.00	0.00	1.05	18.00	18.00
106.00	9.00	0.00	0.00	1.05	18.00	18.00
107.00	9.00	0.00	0.00	1.05	18.00	18.00
108.00	9.00	0.00	0.00	1.05	18.00	18.00
109.00	9.00	0.00	0.00	1.05	18.00	18.00
110.00	9.00	0.00	0.00	1.05	18.00	18.00
111.00	9.00	0.00	0.00	1.05	18.00	18.00
112.00	9.00	0.00	0.00	1.05	18.00	18.00
113.00	9.00	0.00	0.00	1.05	18.00	18.00
114.00	9.00	0.00	0.00	1.05	18.00	18.00
115.00	9.00	0.00	0.00	1.05	18.00	18.00
116.00	9.00	0.00	0.00	1.05	18.00	18.00
117.00	9.00	0.00	0.00	1.05	18.00	18.00
118.00	9.00	0.00	0.00	1.05	18.00	18.00
119.00	9.00	0.00	0.00	1.05	18.00	18.00
120.00	9.00	0.00	0.00	1.05	18.00	18.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.99	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	18.01	60.02	18.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	1.05	0.00	1.05	0.00	0.00	0.00



Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project Name: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PROPOSED DRAINAGE CALCULATIONS

Water Table Elevation: 8 NAVD

Mean High Water Table (MHWT) Elevation: 10.0 NAVD

Land Use Summary:

Lake Areas (A _L):	0	SF	or	0.00	AC	
Roof Areas (A _R):	85,667	SF	or	1.967	AC	50% Impervious Area
Paved Areas (A _P):	0	SF	or	0.000	AC	
Green Areas (A _G):	85,667	SF	or	1.967	AC	50% Pervious Area
Total (A_T):	171,335	SF		3.933	AC	

WATER QUALITY CALCULATIONS PER SFWMD

1) Per SFWMD, Water Quality shall be provided to meet Criteria 2 or 3, whichever is greater:

Criteria 2 = 1 inch of Runoff Over the Project Site:

$$V_{PBE} = 1 \text{ inch} \times 1\text{-ft}/12\text{-in} \times \frac{3.933}{\text{Project Area (acres)}} = \frac{0.328}{\text{WQ Treatment Volume}} \text{ ac-ft}$$

SFWMD Required Water Quality Volume	0.328	ac-ft	Factor
Detention Type (Wet or Dry)?	Dry	ac-ft	0.75
Impaired Basin	No		1.00
SFWMD Required Water Quality Volume	0.246	ac-ft	

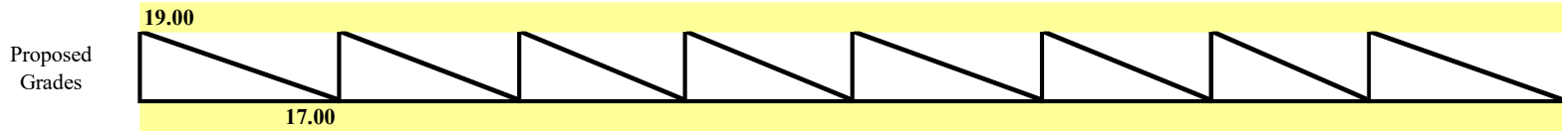


Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
 Office: (772) 286 - 8030

Date: 3/13/2024
 Project Name: Mohawk Subdivision
 Project No.: 233-015
 Basin No: Roadside Swale

PROPOSED STAGE/STORAGE AREA CALCULATION (NAVD)



	Pervious Area	Impervious Area (Building + Structures + Paved Areas)							Site Developable Area (Acres)
Area (ac)	1.967	1.967							3.933
	L								
Starting Elev (ft)	17.00								
Ending Elev (ft)	19.00								
Stage NAVD	Linear Storage (ac-ft)								Total Storage (ac-ft)
17.00	0.000								0.000
17.50	0.123								0.123
18.00	0.492								0.492
18.50	1.106								1.106
19.00	1.967								1.967

Notes:

- 1) The required SFWMD Water Quality Volume is 0.246 ac-ft. Therefore, SFWMD Water Quality is met at stage elevation 17.71 NAVD.
- 2) V - Vertical Storage in the Bottom of the Swale/Trench
- 3) L - Linear Storage along the bank of the Pond



Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PROPOSED DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD
Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

PROPOSED STAGE/STORAGE AREA CALCULATION SUMMARY

Stage	Site Stage-Storage (Per Previous Page) (AC. - FT.)	Additional Stage Storage (AC. - FT.)	Total Storage Area (ac. - ft.)
17.00	0.000	0.00	0.000
17.50	0.123	0.00	0.123
18.00	0.492	0.00	0.492
18.50	1.106	0.00	1.106
19.00	1.967	0.00	1.967

PROPOSED SOIL STORAGE

Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	85,667	1.967	50.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	85,667	1.967	50.0%
Total (Ar):	171,335	3.933	100.0%

Average Pervious Grade (Elev.): 18.00 ft
Depth to Water Table: 8.00 ft
Soil Storage at Average Depth (Ss): 6.75 inches
Weighted S Value:

$$= Ss \times \% \text{ Pervious}$$

$$= 6.75 \times 50\% = \boxed{3.38 \text{ Inches}}$$

Compacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.45
2	1.88
3	4.05
4	6.75

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Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990
Office: (772) 286 - 8030

Date: 3/13/2024
Project: Mohawk Subdivision
Project No: 233-015
Basin No: Roadside Swale

PROPOSED STORM EVENT STAGES AND DISCHARGES

Rainfalls (P)

From Figure C-7, 25-Year 3-Day Storm = 9.00 inches

25-Year 3-Day Storm Event

Stage for 25-Year, 3-Day Storm Event	17.81 ft. NAVD w/	4.94 cfs of discharge	Proposed Site Design Stage 17.90 ft. NAVD
--------------------------------------	------------------------------------------------------------------	----------------------------------------------------------------------	------------------------------------------------------------

Project Name: Mohawk Subdivision - 25Y - 3D Post Development

Reviewer: MEP

Project Number: 233015

Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 1.967 acres

Ground Storage: 3.38 inches

Time of Concentration: 0.5 hours

Initial Stage: 17 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
17.00	0.00
17.50	0.12
18.00	0.49
18.50	1.11
19.00	1.97

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	17.00
120.00	17.00
240.00	17.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 17.8 ft NGVD, Length = 1250 ft, Weir Coef = 3.13

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	17.00	17.00
1.00	0.04	0.00	0.00	0.00	17.00	17.00
2.00	0.08	0.00	0.00	0.00	17.00	17.00
3.00	0.12	0.00	0.00	0.00	17.00	17.00
4.00	0.16	0.00	0.00	0.00	17.00	17.00
5.00	0.20	0.00	0.00	0.00	17.00	17.00
6.00	0.24	0.00	0.00	0.00	17.00	17.00
7.00	0.28	0.00	0.00	0.00	17.00	17.00
8.00	0.32	0.00	0.00	0.00	17.00	17.00
9.00	0.36	0.00	0.00	0.00	17.00	17.00
10.00	0.40	0.00	0.00	0.00	17.00	17.00
11.00	0.44	0.00	0.00	0.00	17.00	17.00
12.00	0.48	0.00	0.00	0.00	17.00	17.00
13.00	0.52	0.00	0.00	0.00	17.00	17.00
14.00	0.56	0.00	0.00	0.00	17.00	17.00
15.00	0.60	0.00	0.00	0.00	17.00	17.00
16.00	0.64	0.00	0.00	0.00	17.00	17.00
17.00	0.68	0.00	0.00	0.00	17.00	17.00
18.00	0.73	0.00	0.00	0.00	17.00	17.00
19.00	0.77	0.00	0.00	0.00	17.00	17.00
20.00	0.81	0.00	0.00	0.00	17.00	17.00
21.00	0.85	0.01	0.00	0.00	17.00	17.00
22.00	0.89	0.01	0.00	0.00	17.01	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	0.93	0.01	0.00	0.00	17.01	17.00
24.00	0.97	0.01	0.00	0.00	17.01	17.00
25.00	1.03	0.02	0.00	0.00	17.02	17.00
26.00	1.08	0.02	0.00	0.00	17.03	17.00
27.00	1.14	0.03	0.00	0.00	17.03	17.00
28.00	1.20	0.03	0.00	0.00	17.04	17.00
29.00	1.26	0.03	0.00	0.00	17.05	17.00
30.00	1.32	0.03	0.00	0.00	17.06	17.00
31.00	1.38	0.04	0.00	0.00	17.07	17.00
32.00	1.44	0.04	0.00	0.00	17.09	17.00
33.00	1.50	0.04	0.00	0.00	17.10	17.00
34.00	1.55	0.04	0.00	0.00	17.11	17.00
35.00	1.61	0.04	0.00	0.00	17.13	17.00
36.00	1.67	0.05	0.00	0.00	17.14	17.00
37.00	1.73	0.05	0.00	0.00	17.16	17.00
38.00	1.79	0.05	0.00	0.00	17.18	17.00
39.00	1.85	0.05	0.00	0.00	17.19	17.00
40.00	1.91	0.05	0.00	0.00	17.21	17.00
41.00	1.97	0.05	0.00	0.00	17.23	17.00
42.00	2.02	0.06	0.00	0.00	17.25	17.00
43.00	2.08	0.06	0.00	0.00	17.27	17.00
44.00	2.14	0.06	0.00	0.00	17.29	17.00
45.00	2.20	0.06	0.00	0.00	17.31	17.00
46.00	2.26	0.06	0.00	0.00	17.33	17.00
47.00	2.32	0.06	0.00	0.00	17.35	17.00
48.00	2.38	0.06	0.00	0.00	17.37	17.00
49.00	2.44	0.07	0.00	0.00	17.39	17.00
50.00	2.51	0.08	0.00	0.00	17.42	17.00
51.00	2.59	0.09	0.00	0.00	17.45	17.00
52.00	2.68	0.10	0.00	0.00	17.48	17.00
53.00	2.79	0.14	0.00	0.00	17.51	17.00
54.00	2.93	0.17	0.00	0.00	17.52	17.00
55.00	3.09	0.21	0.00	0.00	17.55	17.00
56.00	3.28	0.25	0.00	0.00	17.57	17.00
57.00	3.51	0.31	0.00	0.00	17.60	17.00
58.00	3.79	0.39	0.00	0.00	17.64	17.00
59.00	4.16	0.56	0.00	0.00	17.69	17.00
60.00	6.72	5.00	4.92	0.08	17.81	17.00
61.00	7.46	1.63	1.66	0.33	17.81	17.00
62.00	7.79	0.71	0.72	0.42	17.80	17.00
63.00	8.01	0.41	0.42	0.46	17.80	17.00
64.00	8.21	0.36	0.36	0.49	17.80	17.00
65.00	8.32	0.23	0.24	0.51	17.80	17.00
66.00	8.44	0.22	0.22	0.53	17.80	17.00
67.00	8.56	0.22	0.22	0.55	17.80	17.00
68.00	8.68	0.22	0.22	0.57	17.80	17.00
69.00	8.76	0.15	0.15	0.58	17.80	17.00
70.00	8.84	0.15	0.15	0.60	17.80	17.00
71.00	8.92	0.14	0.14	0.61	17.80	17.00
72.00	9.00	0.14	0.14	0.62	17.80	17.00
73.00	9.00	0.02	0.02	0.62	17.80	17.00
74.00	9.00	0.00	0.00	0.63	17.80	17.00
75.00	9.00	0.00	0.00	0.63	17.80	17.00
76.00	9.00	0.00	0.00	0.63	17.80	17.00
77.00	9.00	0.00	0.00	0.63	17.80	17.00
78.00	9.00	0.00	0.00	0.63	17.80	17.00
79.00	9.00	0.00	0.00	0.63	17.80	17.00
80.00	9.00	0.00	0.00	0.63	17.80	17.00
81.00	9.00	0.00	0.00	0.63	17.80	17.00
82.00	9.00	0.00	0.00	0.63	17.80	17.00
83.00	9.00	0.00	0.00	0.63	17.80	17.00
84.00	9.00	0.00	0.00	0.63	17.80	17.00
85.00	9.00	0.00	0.00	0.63	17.80	17.00
86.00	9.00	0.00	0.00	0.63	17.80	17.00
87.00	9.00	0.00	0.00	0.63	17.80	17.00
88.00	9.00	0.00	0.00	0.63	17.80	17.00
89.00	9.00	0.00	0.00	0.63	17.80	17.00
90.00	9.00	0.00	0.00	0.63	17.80	17.00
91.00	9.00	0.00	0.00	0.63	17.80	17.00
92.00	9.00	0.00	0.00	0.63	17.80	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
93.00	9.00	0.00	0.00	0.63	17.80	17.00
94.00	9.00	0.00	0.00	0.63	17.80	17.00
95.00	9.00	0.00	0.00	0.63	17.80	17.00
96.00	9.00	0.00	0.00	0.63	17.80	17.00
97.00	9.00	0.00	0.00	0.63	17.80	17.00
98.00	9.00	0.00	0.00	0.63	17.80	17.00
99.00	9.00	0.00	0.00	0.63	17.80	17.00
100.00	9.00	0.00	0.00	0.63	17.80	17.00
101.00	9.00	0.00	0.00	0.63	17.80	17.00
102.00	9.00	0.00	0.00	0.63	17.80	17.00
103.00	9.00	0.00	0.00	0.63	17.80	17.00
104.00	9.00	0.00	0.00	0.63	17.80	17.00
105.00	9.00	0.00	0.00	0.63	17.80	17.00
106.00	9.00	0.00	0.00	0.63	17.80	17.00
107.00	9.00	0.00	0.00	0.63	17.80	17.00
108.00	9.00	0.00	0.00	0.63	17.80	17.00
109.00	9.00	0.00	0.00	0.63	17.80	17.00
110.00	9.00	0.00	0.00	0.63	17.80	17.00
111.00	9.00	0.00	0.00	0.63	17.80	17.00
112.00	9.00	0.00	0.00	0.63	17.80	17.00
113.00	9.00	0.00	0.00	0.63	17.80	17.00
114.00	9.00	0.00	0.00	0.63	17.80	17.00
115.00	9.00	0.00	0.00	0.63	17.80	17.00
116.00	9.00	0.00	0.00	0.63	17.80	17.00
117.00	9.00	0.00	0.00	0.63	17.80	17.00
118.00	9.00	0.00	0.00	0.63	17.80	17.00
119.00	9.00	0.00	0.00	0.63	17.80	17.00
120.00	9.00	0.00	0.00	0.63	17.80	17.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	4.94	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	17.81	60.02	17.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	0.97	0.00	0.63	0.00	0.34	0.00

MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____
PAGE: _____
FILE NO.: _____
DATE: _____
TIME: _____

LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

BY: ANA M. AMADOR, ACTING PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: GIUSEPPE SCIONTI, PRESIDENT

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

SIGNED AND SEALED THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GIUSEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IN MY OPINION, I, _____, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE _____ DAY OF _____, 2023 AT _____:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

PRINT NAME: _____

SURVEYORS 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 REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY: FRANK C. VELDHIJS

PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.
THIS _____ DAY OF _____, 2023.

BY: _____

PRINTED NAME: _____
CITY OF FORT PIERCE

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 (FINAL)

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 THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: LINDA COX

CITY CLERK

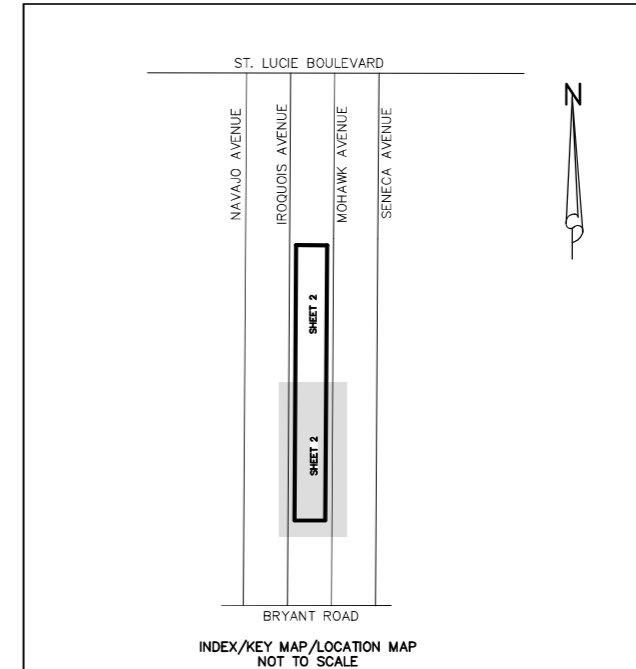
CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

BY: MICHELLE R. MILLER

CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACREAGE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 177.091(27)

SYMBOLS:

- ▲ = SET PK NAIL & DISK
PRM PSM 6330
- = FND 4"x4" CONCRETE MONUMENT &
DISK PRM LB#4286
- = FND 5/8" IRC
PLS#2791
- = SET 5/8" IRC
PRM PSM 6330

BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

DATE: _____

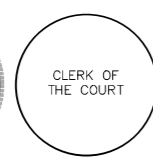
PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET
PORT ST. LUCIE, FLORIDA 34983
CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6330

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF					
FLD	AJP	FB.	PG.	JOB	22-8788
OFF	LW			DATE	5-05-23
CKD	AJP	SHEET	1 OF 2	DWG	22-8788

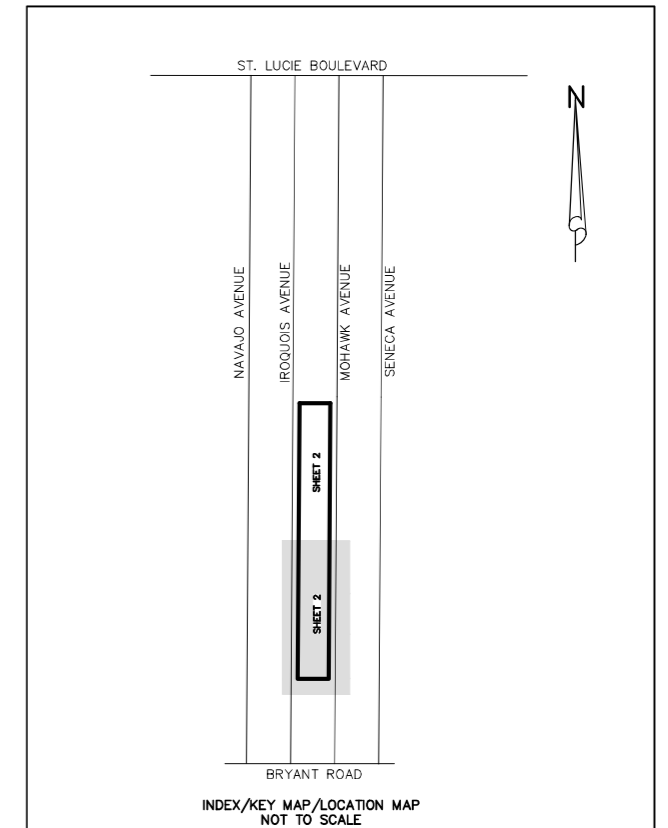
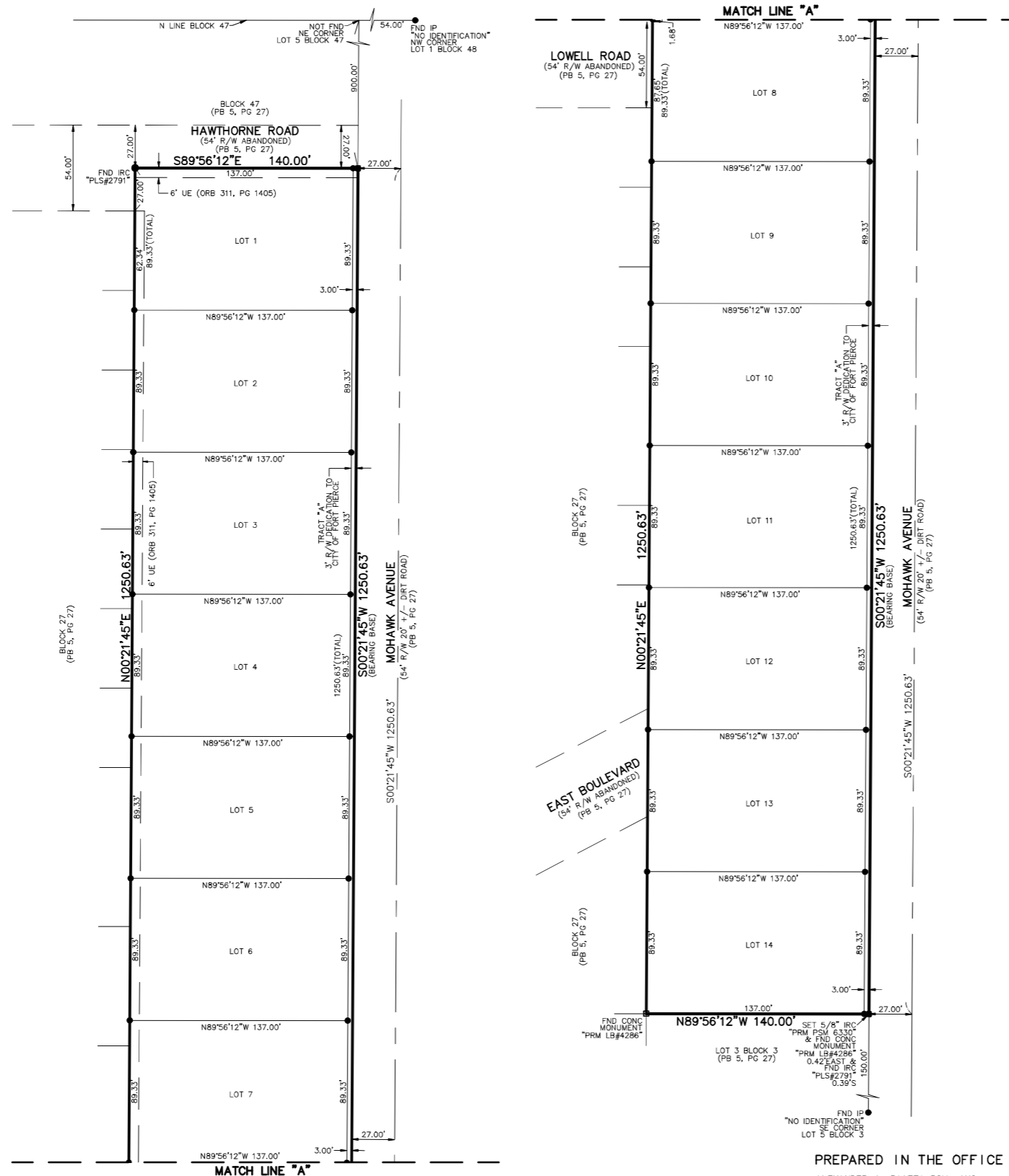
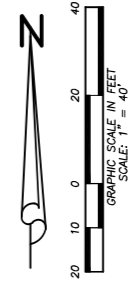


MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: _____
 PAGE: _____
 FILE NO.: _____
 DATE: _____
 TIME: _____



ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
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- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
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- POB = POINT OF BEGINNING
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- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

SYMBOLS:

- ▲ = SET PK NAIL & DISK
- ◻ = FND 4\"/>

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
 619 SW BILTMORE STREET
 PORT ST. LUCIE, FLORIDA 34983
 CERTIFICATION NO. LB 7280
 ALEXANDER J. PIAZZA PSM
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6330

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 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250

CAD K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF			
FLD	AJP	FB.	PG.
OFF	LW		
CKD	AJP	SHEET 2 OF 2	JOB 22-8788 DATE 5-05-23 DWG 22-8788

Property Identification

Site Address: MOHAWK AVE
 Sec/Town/Range: 33/34S/40E
 Parcel ID: 1428-702-0425-000-7
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 9687
 Map ID: 14/33N
 Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
 OUTDOORS QUALITY HOMES LLC
 1379 SW Bellevue AVE
 Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N)

Current Values

Just/Market Value: \$107,100
 Assessed Value: \$107,100
 Exemptions: \$0
 Taxable Value: \$107,100



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 2.1
 Land Size (SF): 91,560

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.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	\$300,000
May 7, 2018	4130 / 1308	0001	WD	Brownstone Classic Homes	\$20,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$107,100
Just/Market:	\$107,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$107,100
Exemption(s):	\$0
Taxable:	\$107,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	3.2	Fort Pierce Stormwater Charge	\$220.80

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 [icon]

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$107,100	\$107,100	\$0	\$107,100

2022	\$98,900	\$23,837	\$0	\$23,837
2021	\$46,100	\$21,670	\$0	\$21,670
2020	\$19,700	\$19,700	\$0	\$19,700

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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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Property Identification

Site Address: MOHAWK AVE
 Sec/Town/Range: 33/34S/40E
 Parcel ID: 1428-702-0382-000-3
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 9661
 Map ID: 14/33N
 Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
 OUTDOORS QUALITY HOMES LLC
 1379 SW Bellevue AVE
 Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6
 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD
 ADJ ON N (MAP 14/33N)

Current Values

Just/Market Value: \$71,200
 Assessed Value: \$71,200
 Exemptions: \$0
 Taxable Value: \$71,200



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 1.26
 Land Size (SF): 54,986

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.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R and M Upstairs LLC	\$300,000
May 7, 2018	4130 / 0531	0001	WD	Brownstone Classic Homes	\$7,500
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	\$0
Land:	\$71,200
Just/Market:	\$71,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$71,200
Exemption(s):	\$0
Taxable:	\$71,200

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	1.9	Fort Pierce Stormwater Charge	\$131.10

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	\$71,200	\$71,200	\$0	\$71,200

2022	\$65,700	\$15,246	\$0	\$15,246
2021	\$30,700	\$13,860	\$0	\$13,860
2020	\$12,600	\$12,600	\$0	\$12,600

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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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Property Identification

Site Address: MOHAWK AVE
 Sec/Town/Range: 33/34S/40E
 Parcel ID: 1428-702-0050-000-7
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 9597
 Map ID: 14/33N
 Zoning: SF Low Den

Ownership

INTEGRITY 1ST PROPERTIES INC
 OUTDOORS QUALITY HOMES LLC
 1379 SW Bellevue AVE
 Port Saint Lucie, FL 34953

Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2
 VAC EAST BV ADJ ON N (MAP 14/33N)

Current Values

Just/Market Value: \$42,800
 Assessed Value: \$42,800
 Exemptions: \$0
 Taxable Value: \$42,800



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.59
 Land Size (SF): 25,700

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.

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

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	\$300,000
May 7, 2018	4130 / 1195	0001	WD	Brownstone Classic Homes	\$6,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:
 Building Type: Year Built: N/A Frame:
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$42,800
Just/Market:	\$42,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$42,800
Exemption(s):	\$0
Taxable:	\$42,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0.9	Fort Pierce Stormwater Charge	\$62.10

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	\$42,800	\$42,800	\$0	\$42,800

2022	\$39,500	\$8,349	\$0	\$8,349
2021	\$18,400	\$7,590	\$0	\$7,590
2020	\$6,900	\$6,900	\$0	\$6,900

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

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 and return to:

Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: 22-02-6028 RMUp
Will Call No.:

Warranty Deed

This Warranty Deed made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, 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/100 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 **Saint Lucie County, Florida** to-wit:

See attached legal description

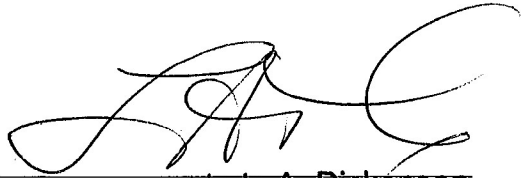
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

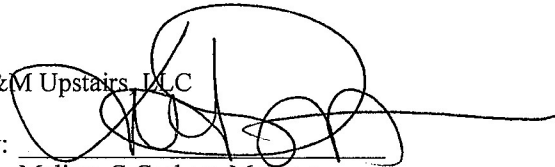
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

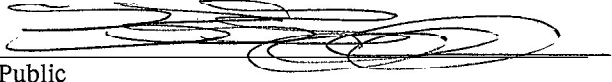
R&M Upstairs, LLC

By: Melissa G Corbett, Manager


Witness Name: Barry B. Byrd

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

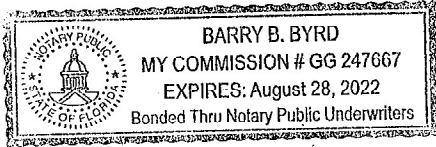


Exhibit A

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2, Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0425-000-7

Prepared by and return to:

Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: 22-02-6028 RMUp
Will Call No.:

Warranty Deed

This Warranty Deed made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, 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/100 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 **Saint Lucie County, Florida** to-wit:

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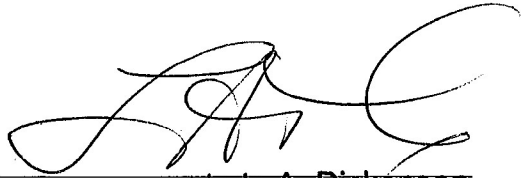
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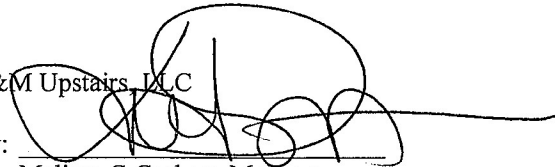
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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

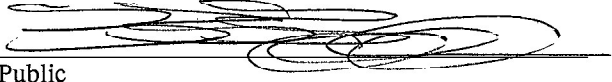
R&M Upstairs, LLC
By: 
Melissa G Corbett, Manager


Witness Name: Barry B. Byrd

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

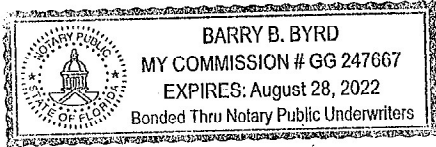


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PCN: 1428-702-0382-000-3

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PCN: 1428-702-0050-000-7

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PCN: 1428-702-0065-000-5

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PCN: 1428-702-0425-000-7

Prepared by and return to:

Barry B. Byrd, Esq.
Attorney at Law
Pineiro Byrd PLLC
4600 Military Trail Suite 212
Jupiter, FL 33458
561-799-9280
File Number: 22-02-6028 RMUp
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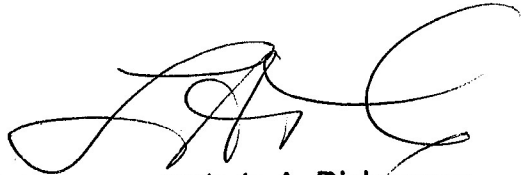
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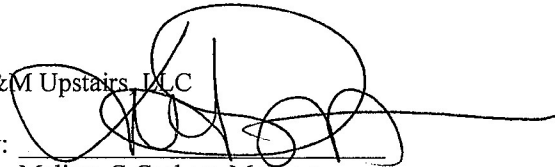
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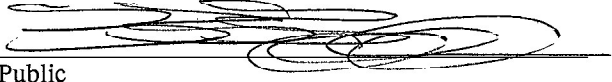
R&M Upstairs, LLC
By: 
Melissa G Corbett, Manager


Witness Name: Barry B. Byrd

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: _____

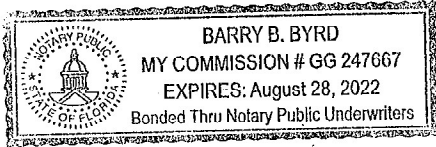


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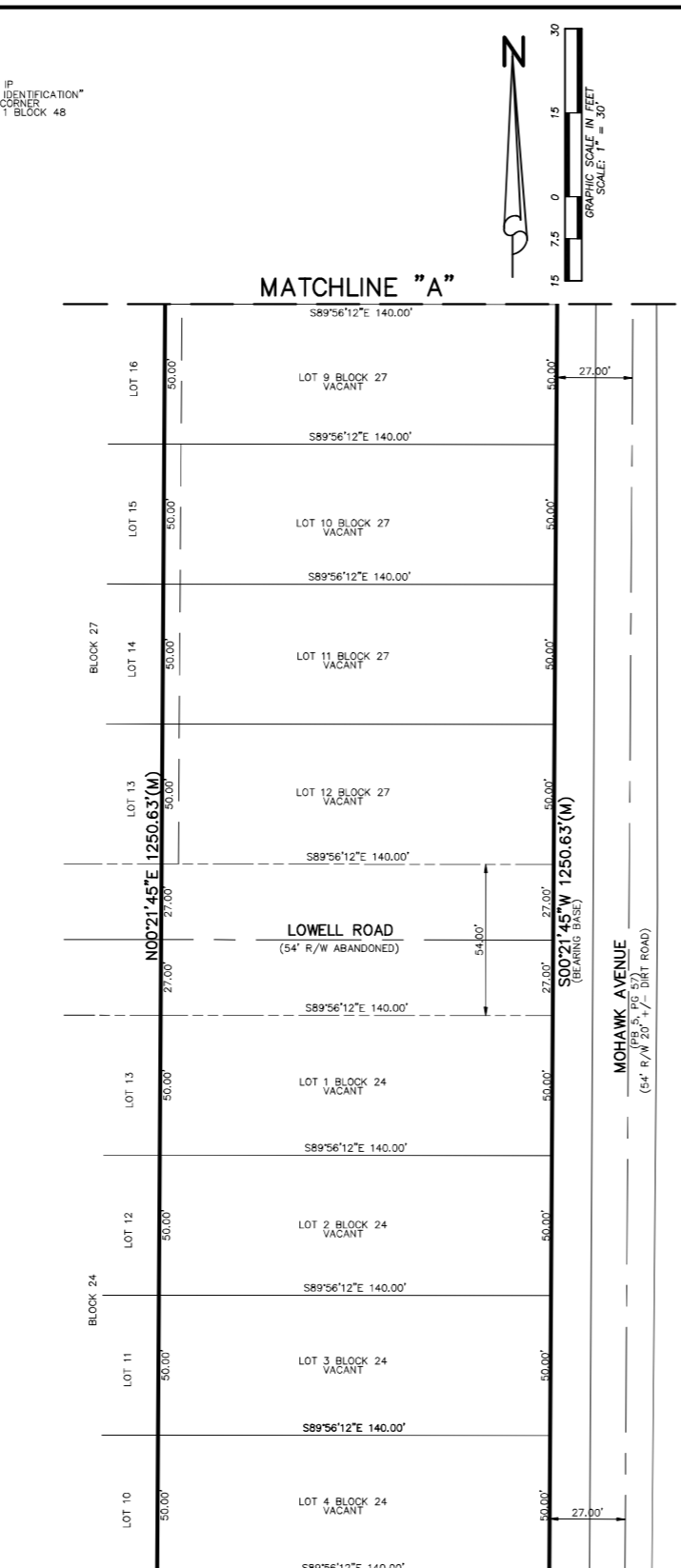
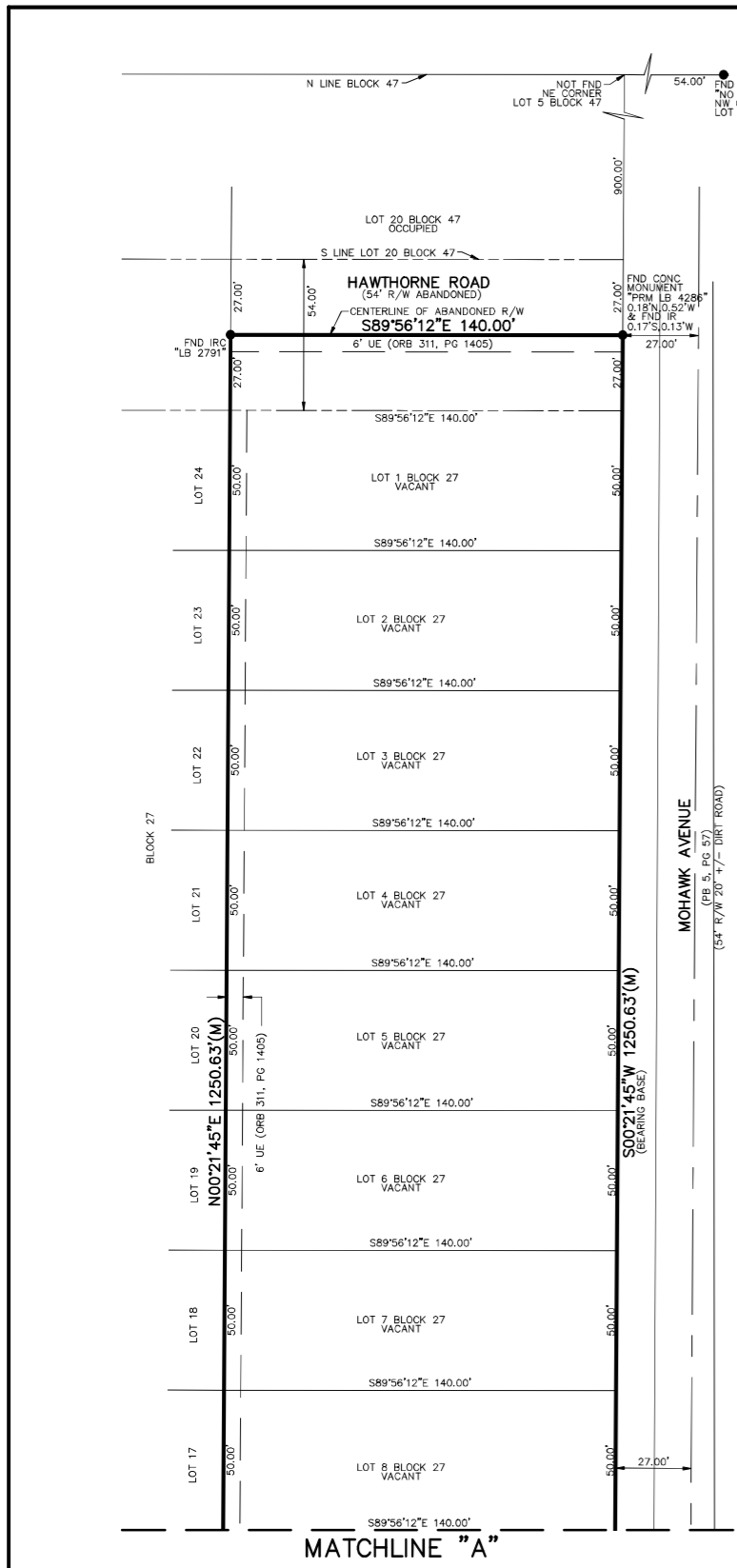
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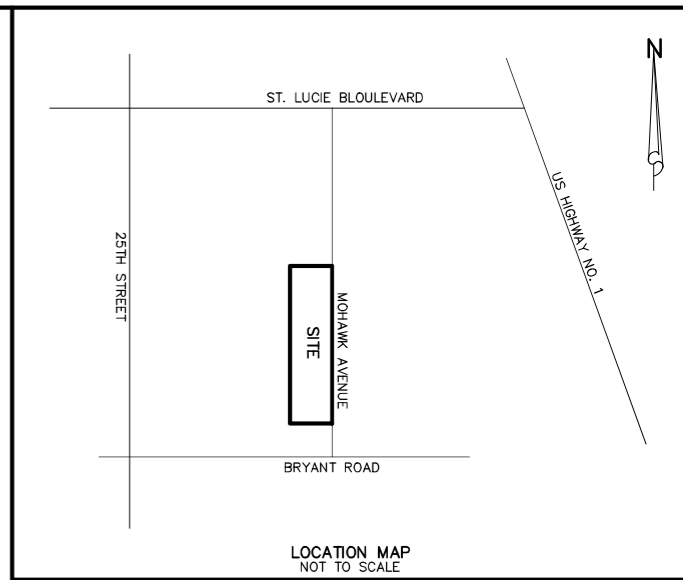
PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7



LEGAL DESCRIPTION:
 LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH:
 LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.



SURVEY REPORT:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), STANDARDS OF PRACTICE.
- SURVEY BASED ON EXISTING MONUMENTATION AND THE PLAT OF SAN LUCIE PLAZA UNIT ONE AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: OF6-9047746, DATED: MARCH 7, 2022 @ 02:11 PM, SUBJECT TO THE FOLLOWING:
 - ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #4) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, CONTAINED IN INSTRUMENT RECORDED, IN OR BOOK 311, PAGE 1405, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #5) (SHOWN)
 - AGREEMENT BETWEEN CODY BANKS AND THE FORT PIERCE UTILITIES AUTHORITY AS RECORDED IN OR BOOK 281, PAGE 1743 AND OR BOOK 281, PAGE 1745, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #6) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - ORDINANCE NO. L-15 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE RECORDED IN OR BOOK 2965, PAGE 1923, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #7) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
 - RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED UNDER DEED BOOK 126, PAGE 103, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (BII #8) (NOT PLOTTABLE) (AFFECTS ENTIRE PARCEL)
- BEARING BASIS: A "GRID NORTH" BEARING OF 500°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
- THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE PLATTING AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JUNE 10, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0176 K, EFFECTIVE DATE 2-19-20.
- 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.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
- THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
- ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
- THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. CERTIFIED TO: THE OUTDOOR QUALITY, LLC. INTEGRITY 1ST PROPERTIES, INC.
- © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 6-10-22
 DATE OF SURVEY: 9-07-22



- ABBREVIATIONS:**
- (C) = CALCULATED
 - CBS = CONCRETE BLOCK STRUCTURE
 - CONC = CONCRETE
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - (D) = DEED
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - FFE = FINISHED FLOOR ELEVATION
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - INV = INVERT
 - IP = 3/4" IRON PIPE
 - IR = 5/8" IRON REBAR "NO IDENTIFICATION"
 - IRC = IRON ROD WITH PLASTIC CAP
 - LB = LICENSE BUSINESS
 - LS = LICENSE SURVEY
 - (M) = MEASURED
 - MN = MONUMENT
 - ORB = OFFICIAL RECORD BOOK
 - (P) = PLAT
 - PB = PLAT BOOK
 - PG = PAGE
 - PCOR = PROPERTY CORNER
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RCP = REINFORCED CONCRETE PIPE
 - RGE = RANGE
 - SEC = SECTION
 - TWP = TOWNSHIP
 - UE = UTILITY EASEMENT
 - PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
 - R = RADIUS OF CURVE
 - L = LENGTH OF CURVE
 - Δ = DELTA OF CURVE
 - GW = GUY WIRE ANCHOR
 - TV = CABLE TELEVISION BOX
 - CB = CATCH BASIN
 - CBIN = CATCH BASIN INLET
 - CN = CLEANOUT
 - EB = ELECTRIC BOX
 - TB = TELEPHONE BOX
 - SG = SIGN
 - SM = SANITARY MANHOLE
 - SMH = STORM MANHOLE
 - NSP = NUMBER OF PARKING SPACES
 - FH = FIRE HYDRANT
 - LP = LIGHT POLE
 - CP = CONCRETE POWER POLE
 - BWP = BACKFLOW PREVENTOR
 - MB = MAIL BOX
 - IV = IRRIGATION VALVE
 - GV = GAS VALVE
 - SV = SEWER VALVE
 - WV = WATER VALVE
 - W = WELL
 - WM = WATER METER
 - WPP = WOOD POWER POLE
 - SRP = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

- SYMBOLS:**
- = GUY WIRE ANCHOR
 - = CABLE TELEVISION BOX
 - ▭ = CATCH BASIN
 - ▭ = CATCH BASIN INLET
 - = CLEANOUT
 - ⊞ = ELECTRIC BOX
 - ⊞ = TELEPHONE BOX
 - = SIGN
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 - = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

DATE:	REVISIONS:	BY:

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
 619 SW Biltmore Street
 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250
 License #7280

BOUNDARY SURVEY
SAN LUCIE PLAZA
 PLAT BOOK 5, PAGE 37
 AS PREPARED FOR
THE OUTDOOR QUALITY, LLC. & INTEGRITY 1ST PROPERTIES, INC.

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788.DWG		
REF	K:\OUTDOOR QUALITY\MOHAWK\22-8788MG.DWG		
FLD	BF	DG	JOB 22-8788
OFF	LW	PG.	DATE 9-07-22
CKD	AJP	SHEET 1 OF 1	DWG D-1026

Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk425**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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/100 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 **Saint Lucie County, Florida** to-wit:

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

Parcel Identification Number: 1428-702-0425-000-7

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, 2017**.

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 Name: Jana E Kelly

[Signature]
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

OFFICE OF CITY CLERK
CITY OF FT. PIERCE
100 N. U.S. 1
P.O. BOX 1480
FT PIERCE, FL 34956

ORDINANCE NO. L-15

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE **SAN LUCIE PLAZA SUBDIVISION, UNIT ONE**; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City the following described property:

LOTS 5 THROUGH 12, BLOCK 26; LOTS 1 & 2, BLOCK 25; LOTS 1 THORUGH 9, BLOCK 2; LOTS 1 THORUGH 5, BLOCK 5a; LOTS 6 THROUGH 10, BLOCK 5B; LOTS 4 & 5, BLOCK 3; LOTS 10 & 11, BLOCK 2, SAN LUCIE PLAZA, UNIT 1

LOTS 13 THROUGH 24, BLOCK 25; LOTS 1 THROUGH 12, BLOCK 27; LOTS 1 THROUGH 6, BLOCK 24, LOTS 3 THROUGH 6, BLOCK 25; LOTS 12 THROUGH 16, BLOCK 2; LOTS 1 THORUGH 3, BLOCK 3; ALL SAN LUCIE PLAZA SUBDIVISION, UNIT 1, SEC. N ½ OF 33 TOWNSHIP 34 RANGE 40.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive

weeks prior to final passage in The Tribune in Fort Pierce, Florida.

SECTION 4. That upon this ordinance becoming effective, the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be and the same is zoned R-1, Single Family Low Density Zone, and the Future Land Use Designation is RU, Residential Urban Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall be and become effective immediately upon final passage.

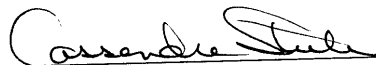
STATE OF FLORIDA)
ST. LUCIE COUNTY) ^{SS}

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. L-15 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 27, 2008, and on April 3, 2008; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on April 7, 2008; and was duly introduced, read by title only, and passed on second and final reading on April 21, 2008, by the City Commission of the City of Fort Pierce, Florida.

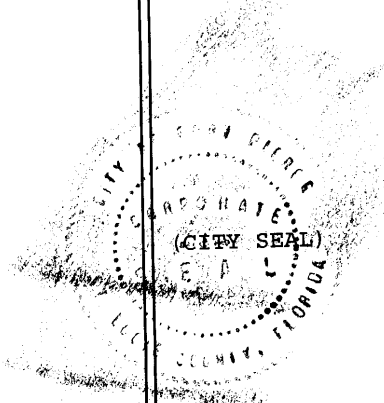
IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 21st day of April 2008.



MAYOR COMMISSIONER



CITY CLERK



Ordinance No. L-15



Legend




-  Annexations
-  City Limits
-  County

EXHIBIT "A"

1. Address: **2425 Mohawk Avenue**
Property I.D.: **1428-702-0068-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 5B LOTS 6,7,8,9 AND 10 (MAP 14/33N) (OR 750-2236: 765-351: 978-316)**
2. Address: **2431 Mohawk Avenue**
Property I.D.: **1428-702-0052-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 3,4 AND 5 (MAP 14/33N) (OR 526-1574: 896-804:2095-1378)**
3. Address: **Block 3 Lots 1 and 2**
Property I.D.: **1428-702-0050-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2 VAC EAST BV ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**
4. Address: **Block 24 Lots 1 through 6**
Property I.D.: **1428-702-0382-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD ADJ ON N (MAP 14/33N) (OR 2011-1176: 2818-2454)**
5. Address: **Block 27 Lots 1 through 12**
Property I.D.: **1428-702-0425-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N) (OR 2011-1176: 2818-2454)**
21. Address: **2428 Mohawk Avenue**
Property I.D.: **1428-702-0043-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2912 MOHAWK AV) LOT 10 AND S 43.51 FT OF LOT 11 A/D/A W 1/2OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC E BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25-LESS N 680 FT- (MAP 14/33N) (OR 1617-562).**
20. Address: **2436 Mohawk Avenue**
Property I.D.: **1428-702-0044-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2914 MOHAWK AV) N 6.5 FT OF LOT 11, ALL LOT 12 AND S 28.5 FT OF LOT 13 A/D/A S 85 FT OF N 680 FT OF FOL DESC PROP: W 1/2 OFBLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N)**
19. Address: **2444 Mohawk Avenue**
Property I.D.: **1428-702-0045-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2916 MOHAWK AV) N 21.5 FTOF LOT 13, ALL LOT 14 AND S 13.5 FT OF LOT 15 A/D/A S 85 FT OF N 595 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2129 : 1892-1004)**
18. Address: **2452 Mohawk Avenue**
Property I.D.: **1428-702-0046-000-6**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2918 MOHAWK AV) N 36.5 FTOF LOT 15 AND S 48.5 FT OF LOT 16 A/D/A S 85 FT OF N 510 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 ANDTHAT PART OF VAC LOWELL RD AND VACEAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1032-2124: 2604-2669)**

17. Address: **2502 Mohawk Avenue**
Property I.D.: **1428-702-0047-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2920 MOHAWK AV) N 85 FT OF S 133.5 FT OF LOT 16 AS MEAS ON E LI OF LOT AND THAT PART OF VAC EAST BV LYG S OF WLY EXT OF N LI OF SD 85 FT A/D/A S 85 FT OF N 425 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 2507-65)**
16. Address: **2514 Mohawk Avenue**
Property I.D.: **1428-702-0397-020-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLKS 2 AND 25 (2922 MOHAWK AV) PART OF LOT 16 BLK 2 AND PART OF LOT 3 BLK 25 AND PART OF VAC EAST BV A/D/A S 85 FT OF N 340 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELLRD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 1164-1037)**
15. Address: **2536 Mohawk Avenue**
Property I.D.: **1428-702-0397-015-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2924 MOHAWK AV) N 51 FT OF LOT 3 AND S 34 FT OF LOT 4 A/D/A S 85 FT OF N 255 FT OF FOLDESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 594-1358: 2572-1280)**
14. Address: **2538 Mohawk Avenue**
Property I.D.: **1428-702-0397-010-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 N 16 FT OF LOT 4, ALL LOT 5 AND S 19 FT OF LOT 6 A/D/A S 85 FT OF N 170 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 2254-1514: 2692-1779)**
13. Address: **2540 Mohawk Avenue**
Property I.D.: **1428-702-0397-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2928 MOHAWK AV) N 31 FT OF LOT 6 AND THAT PART VAC LOWELL RD LYG N OF LOT 6 A/D/A N 85 FT OF FOL DESC PROP: W 1/2 OF BLKS 2 AND 25 AND ALL THAT PART OF VAC LOWELL RD AND VAC EAST BV LYG CONTIGUOUS AND ADJ TO W 1/2 OF BLKS 2 AND 25 (MAP 14/33N) (OR 740-1049)**
12. Address: **2574 Mohawk Avenue**
Property I.D.: **1428-702-0413-000-0**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 LOT 13 AND S 37.05 FT LOT 14 (MAP 14/33N) (OR 565-38: 2572-1307)**
11. Address: **2586 Mohawk Avenue**
Property I.D.: **1428-702-0414-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 12.5 FT OF LOT 14, ALL LOT 15 AND S 22.5 FT OF LOT 16 (MAP 14/33N) (OR 1266-2428)**
10. Address: **2598 Mohawk Avenue**
Property I.D.: **1428-702-0416-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 27.5 FT OF LOT 16, ALL LOT 17 AND S 7.5 FT OF LOT 18 (MAP 14/33N) (OR 2066-1068)**
9. Address: **2610 Mohawk Avenue**
Property I.D.: **1428-702-0418-000-5**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 42.5 FT OF LOT 18 AND S 42.5 FT OF LOT 19 (MAP 14/33N) (OR 1965-995)**

8. Address: **2622 Mohawk Avenue**
Property I.D.: **1428-702-0419-000-2**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 7.5 FT LOT 19, ALL LOT 20 AND SLY 27.5 FT LOT 21 (MAP 14/33N) (OR 1271-781)**
7. Address: **2634 Mohawk Avenue**
Property I.D.: **1428-702-0421-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 (3010 MOHAWK AV) N 22.5 FT LOT 21, ALL LOT 22 AND S 12.5 FT LOT 23 (MAP 14/33N) (OR 991-1893)**
6. Address: **Block 26, N 37.5' of Lot 23 and all of lot 24**
Property I.D.: **1428-702-0423-000-3**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 N 37.5 FT LOT 23, ALL LOT 24 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N (MAP 14/33N)(OR 2011-1176: 2818-2454)**
35. Address: **Block 26 27.5' of Lot 4, and all of lot 5**
Property I.D.: **1428-702-0404-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 27.5 FT OF LOT 4, ALL LOT 5 AND N 7.5 FT OF LOT 6 (MAP 14/33N) (OR 2011-1176: 2818-2454)**
34. Address: **2601 Seneca Avenue**
Property I.D.: **1428-702-0406-000-8**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 26 S 42.5 FT LOT 6 AND N 42.5 FT LOT 7 (MAP 14/33N) (OR 1450-533)**
33. Address: **2579 Seneca Avenue**
Property I.D.: **1428-702-0407-000-5**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 S 7.5 FT LOT 7, ALL LOT 8 AND N 27.5 FT LOT 9 (MAP 14/33N) (OR 818-1712)**
32. Address: **2567 Seneca Avenue**
Property I.D.: **1428-702-0408-000-2**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3003 SENECA AV) S 22.5 FT LOT 9, ALL LOT 10 AND N 12.5 FT LOT 11 (MAP 14/33N) (OR 2408-1141)**
31. Address: **2555 Seneca Avenue**
Property I.D.: **1428-702-0409-000-9**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 26 (3001 SENECA AV) S 37.5 FT LOT 11 AND ALL LOT 12 AND N 1/2 VAC LOWELL RD ADJ ON S (MAP 14/33N) (OR 1328-2977)**
30. Address: **2543 Seneca Avenue**
Property I.D.: **1428-702-0395-000-7**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 25 (2543 SENECA AV) LOT 1 AND PART OF L 2 MPDAF: FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 640 FT TO POB, TH WLY // WITH S LI BLK 2 140 FT, TH NLY 79.53 FT TO NW COR LOT 1 BLK 25, TH ELY 140 FT, TH SLY 79.55 FT TO POB AND S 1/2 VAC LOWELL RD (MAP 14/33N) (OR 2453-2027)**
29. Address: **2531 Seneca Avenue**
Property I.D.: **1428-702-0396-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 25 (2531 SENECA AV) PART OF LOT 2 AND VAC EAST BV ADJ MPDAF: FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2 560 FT, TH WLY 140 FT, THNLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB (MAP 14/33N) (OR 2488-799)**
28. Address: **2519 Seneca Avenue**
Property I.D.: **1428-702-0034-000-9**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2519 SENECA AV): FROM SE COR BLK 2 RUN NLY ALG E LI BLK 2480 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SLY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND L2 BLK 25 AND VAC EAST BV LYG BTW (MAP 14/33N) (OR 212-2000: 2572-1286)**

27. Address: **2507 Seneca Avenue**
Property I.D.: **1428-702-0036-000-3**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2507 SENECA AV) FROM SE COR BLK 2 RUN NLY ON E LI BLK 2 400 FT TO POB, TH WLY 140 FT, TH NLY 80 FT, TH ELY 140 FT, TH SELY 80 FT TO POB BEING PART OF LOT 1BLK 2 AND VAC EAST BV ADJ (MAP 14/33N) (OR 2577-2151: 2631-2279)**
26. Address: **2467 Seneca Avenue**
Property I.D.: **1428-702-0037-000-0**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2467 SENECA AV) LOT 2 AND N30 FT LOT 3 (MAP 14/33N) (OR 2572-1289)**
25. Address: **2455 Seneca Avenue**
Property I.D.: **1428-702-0038-000-7**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2455 SENECA AV) S 20 FT LOT 3, ALL LOT 4 AND N 10 FT LOT 5 (MAP 14/33N) (OR 2572-1298)**
24. Address: **2443 Seneca Avenue**
Property I.D.: **1428-702-0039-000-4**
Legal Description: **SAN LUCIE PLAZA S/D UNIT ONE- BLK 2 (2443 SENECA AV) S 40 FT LOT 5 AND N 40 FT LOT 6 (MAP 14/33N) (OR 2435-486)**
23. Address: **2431 Seneca Avenue**
Property I.D.: **1428-702-0040-000-4**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2431 SENECA AV) S 10 FT LOT 6, ALL LOT 7 AND N 20 FT LOT 8 (MAP 14/33N) (OR 334-1489: 2572-1301)**
22. Address: **2419 Seneca Avenue**
Property I.D.: **1428-702-0041-000-1**
Legal Description: **SAN LUCIE PLAZA S/D-UNIT ONE- BLK 2 (2419 SENECA AV) S 30 FT LOT 8 AND ALL LOT 9 (MAP 14/33N) (OR 2476-2030)**

1918 MAY 11 11:30

COUNTY OF St. Lucie DEED NO. 602

STATE OF FLORIDA THROUGH THE

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTEE

(1) TO G. Albert bloodworth, P. O. Box 698,

of the City of Fort Pierce, County of St. Lucie, State of Florida, GRANTEE

WITNESSETH:

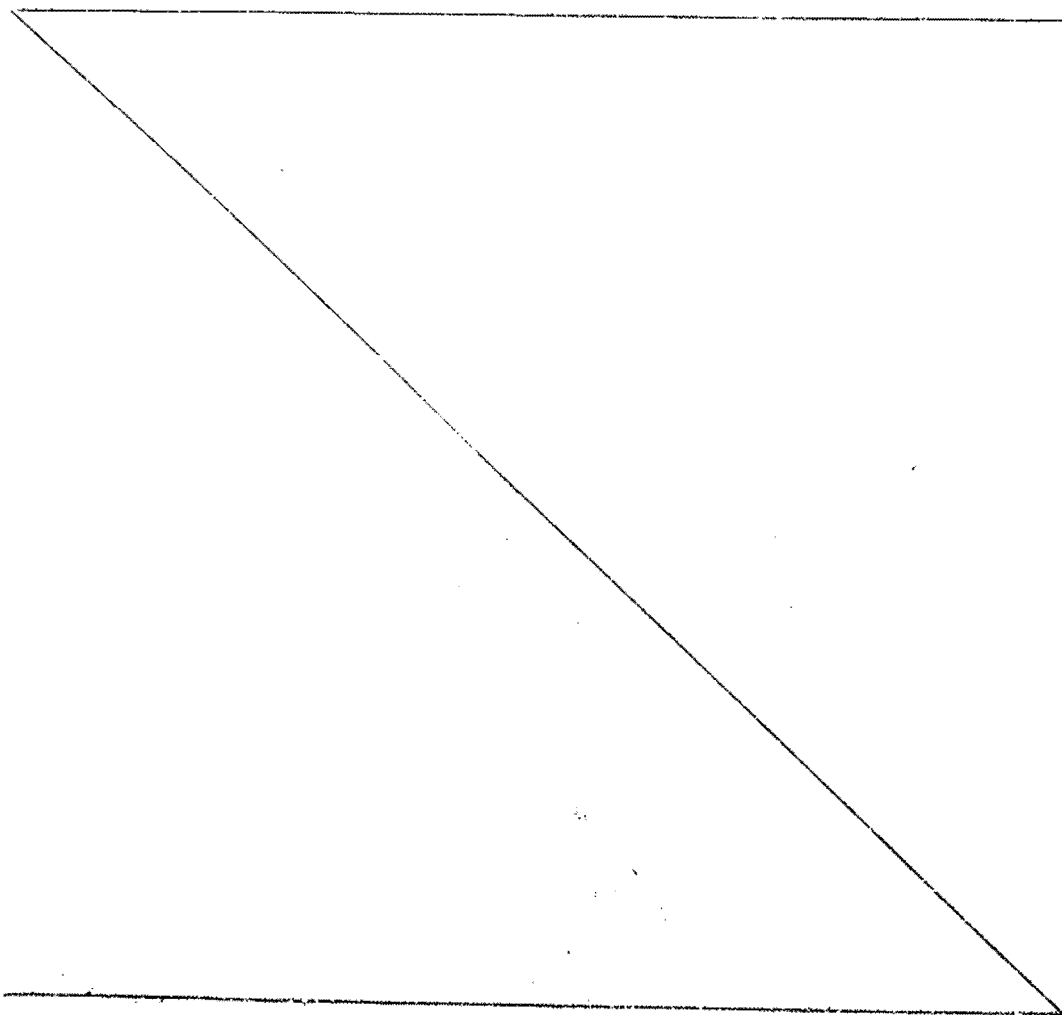
WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 6 day of MAY, 1938, in the County of St. Lucie, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Two thousand seven hundred and seventy-seven & 50/100 DOLLARS

(\$ 2777.50) to them in hand paid, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of St. Lucie, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec. Tp. Rg. Ac.	Amount Rec'd
				\$



~~125~~ ~~104~~

Pt. 225 107	8-4-28 7-2-34	Lot 1, Block 4B, San Lucie Plaza S/D (Unit 1)	\$5.00
Pt. 385 1824	6-4-28 6-7-33	Lot 2, Block 4B, San Lucie Plaza S/ D (Unit 1)	10.00
207 1835	6-4-28 8-7-33	Lots 33, 34 & 31, Block 4B, San Lucie Plaza S/D (Unit 1)	10.00
103-A	8-7-33	All Block 1-A, San Lucie Plaza S/ D (Unit 1)	5.00
499 1485-1486 & 1487	6-4-28 8-7-33	Lots 1 to 5 inc., Block 1-B, San Lucie Plaza S/D (Unit 1)	12.50
500 1488-1489-1491 & 1492	6-4-28 8-7-33	Lots 6 to 10 inc., 13, 14 & 15, Block 1-C, San Lucie Plaza S/ D (Unit 1)	20.00
451 Pt. 1490	7-1-29 8-7-33	Lot 11, Block 1-C, San Lucie Plaza S/D (Unit 1)	2.50
452 Pt. 1490	7-1-29 8-7-33	Lot 12, Block 1-C, San Lucie Plaza S/ D (Unit 1)	2.50
501 1493 to 1497 inc.	6-4-28 8-7-33	Lots 16 to 29 inc., Block 1-D San Lucie Plaza S/D (Unit 1)	35.00
502 1498	6-4-28 8-7-33	Lots 30 & 31, Block 1-E, San Lucie Plaza S/D (Unit 1)	5.00
503 1499 to 1502 inc.	6-4-28 8-7-33	Lots 1 to 16 inc., Block 2, San Lucie Plaza S/D (Unit 1)	40.00
504 1503 & 1504	6-4-28 8-7-33	Lots 1 to 9 inc., Block 3, San Lucie Plaza S/ D (Unit 1)	17.50
505 1505	6-4-28 8-7-33	Lots 1 to 4 inc., Block 4, San Lucie Plaza S/D (Unit 1)	10.00
506 1506 & 1507	6-4-28 8-7-33	Lots 1 to 5 inc., Block 5-A, San Lucie Plaza S/D (Unit 1)	7.50
507 1508	6-4-28 8-7-33	Lots 6 to 10 inc., Block 5-B, San Lucie Plaza S/D (Unit 1)	12.50
508 1509	6-4-28 8-7-33	Lots 11 to 17 inc., Block 5-C, San Lucie Plaza S/D (Unit 1)	17.50
509 1510	6-4-28 8-7-33	All undivided Block 6, San Lucie Plaza S/ D (Unit 1)	2.50
510 1511 & 1512	6-4-28 8-7-33	Lots 1 to 7 inc., Block 7-A, San Lucie Plaza S/ D (Unit 1)	17.50
511 1513 & 1514	6-4-28 8-7-33	Lots 8 to 11 inc., Block 7-B, San Lucie Plaza S/ D (Unit 1)	10.00
453 1515	7-1-29 8-7-33	Lot 12, Block 7-B, San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 512 1516 & 1518	6-4-28 8-7-33	Lots 13, 16 & 17, Block 7-C, San Lucie Plaza S/D (Unit 1)	7.50
453 Pt. 1517	6-2-30 8-7-33	Lot 14, Block 7-C, San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward

\$ 255.00.

Brought forward

\$228.00

484	8-2-30	Lot 18, Block 7-C,	
Pt. 1517	8-7-33	San Lucie Plaza S/ D, (Unit 1)	\$ 2.50
513	6-4-28	Lots 16 to 22 inc., Block 7-D,	
1519	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
514	8-4-28	Lots 25 to 27 inc., Block 7-E,	
1580, 1581		San Lucie Plaza S/ D	
& 1582	8-7-33	(Unit 1)	12.50
515	6-4-28	Beg. at intersection of S. line of St.	
516	8-4-28	Lucie Blvd. & W. line of Cherokee Ave.,	
(Arrows '26)		run S to Shelly Road, E 138 ft., N to	
1523	8-7-33	St. Lucie Blvd., W. to beg., San Lucie	
		Plaza S/ D (Unit 1)	12.50
517	6-4-28	Lots 28 to 32 inc., Block 7-F,	
1524 &		San Lucie Plaza S/ D,	
1525	8-7-33	(Unit 1)	12.50
518	6-4-28	Lots 33 to 37 inc., Block 7-G,	
1526	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
519	6-4-28	Lots 1, 2 & 3, Block 8,	
1527	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
454	7-1-29	Lot 1, Block 9,	
1528	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
520	6-4-28	Lots 2 to 5 inc., & 7 to 10 inc.,	
1529, 1530 &		Block 9, San Lucie Plaza S/ D,	
1532	8-7-33	(Unit 1)	20.00
455	7-1-29	Lot 6, Block 9,	
1531	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
521	6-4-28	Lots 1 to 17 inc., Block 10,	
1533 &		San Lucie Plaza S/ D	
1534	8-7-33	(Unit 1)	42.50
458	7-1-29	Lot 1, Block 11,	
1535	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 522	6-4-28	Lots 2, 3, 4 & 6 to 16 inc.,	
1536, 1537, 1538,		21, 22 & 23, Block 11,	
1540, 1541, Pt.		San Lucie Plaza S/ D,	
1542 &		(Unit 1)	42.50
1544	8-7-33		
457	7-1-29	Lot 5, Block 11,	
1539	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
523	6-4-28	Lot 17, Block 11,	
Pt. 1542	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
358	8-3-31	Lot 18, Block 11,	
1545	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 524	6-4-28	Lots 1 to 12 inc., 15 & 16,	
1545 to 1551		Block 12, San Lucie Plaza S/ D	
inc. &		(Unit 1)	35.00
1554	8-7-33		
455	6-2-30	Lot 13, Block 12,	
1552	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
458	6-2-30	Lot 14, Block 12,	
1553	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
457	6-2-30	Lots 17 to 20, Block 12,	
1555	8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
525	6-4-28	Lots 1 to 20 inc., Block 13,	
1556, 1557 &		San Lucie Plaza S/ D (Unit 1)	50.00
1558	8-7-33		

Carried forward

\$ 547.50

		Brought forward		1932.00
1604, 1605 & 1611 to 1614 inc.	8-4-28 8-7-33	Lots 1 to 12 inc., Block 20, San Lucie Plaza S/D (Unit 1)		\$42.50
1610	8-3-31 8-7-33	Lot 4, Block 20, San Lucie Plaza S/D (Unit 1)		2.50
1615	8-3-31 8-7-33	Lot 13, Block 20, San Lucie Plaza S/D (Unit 1)		2.50
Pt. 1616 to 1625 inc.	8-4-28 8-7-33	Lots 1 & 2 to 9 inc., 11 to 17 inc., & Lot 10, Block 21, San Lucie Plaza S/D (Unit 1)		40.00
1626	8-3-31 8-7-33	Lot 18, Block 21, San Lucie Plaza S/D (Unit 1)		2.50
Pt. 1627 & 1629	8-4-28 8-7-33	Lots 1 to 5 inc., & 12, Block 22, San Lucie Plaza S/D (Unit 1)		15.00
1635	6-2-30 8-7-33	Lots 6 to 11 inc., Block 22, San Lucie Plaza S/D (Unit 1)		37.50
1632	6-2-30 8-7-33	Lots 1 & 2, Block 23, San Lucie Plaza S/D (Unit 1)		5.00
1633	6-2-30 8-7-33	Lots 3 to 8 inc., Block 23, San Lucie Plaza S/D (Unit 1)		15.00
Pt. 1634 & 1636	8-4-28 8-7-33	Lots 9 & 14, Block 23, San Lucie Plaza S/D (Unit 1)		5.00
Pt. 1635	7-1-29 8-7-33	Lot 10, Block 23, San Lucie Plaza S/D (Unit 1)		2.50
Pt. 1635	7-1-29 8-7-33	Lot 11, Block 23, San Lucie Plaza S/D (Unit 1)		2.50
Pt. 1635	7-1-29 8-7-33	Lot 12, Block 23, San Lucie Plaza S/D (Unit 1)		2.50
1637	6-2-30 8-7-33	Lots 15 to 19 inc., Block 23, San Lucie Plaza S/D (Unit 1)		32.50
1638	6-2-30 8-7-33	Lot 20, Block 23, San Lucie Plaza S/D (Unit 1)		2.50
1643 to 1648 inc.	8-4-28 8-7-33	Lots 1 to 13 inc., Block 24, San Lucie Plaza S/D (Unit 1)		32.50
1646	8-7-33	Lots 1 to 6 inc., Block 25, San Lucie Plaza S/D (Unit 1)		15.00
1647	8-2-30 8-7-33	Lot 1, Block 26, San Lucie Plaza S/D (Unit 1)		2.50
Pt. 1648, 1649 & 1651 to 1654 inc.	8-4-28 8-7-33	Lots 2, 3 & 4 to 23 inc., Block 26, San Lucie Plaza S/D (Unit 1)		52.50
1650	8-2-30 8-7-33	Lot 4, Block 26, San Lucie Plaza S/D (Unit 1)		2.50
1657	8-2-30 8-7-33	Lot 24, Block 26, San Lucie Plaza S/D (Unit 1)		2.50
1658	8-2-30 8-7-33	Lots 1 & 2, Block 27, San Lucie Plaza S/D (Unit 1)		5.00
Pt. 1659, 1661 & 1662	8-4-28 8-7-33	Lots 3 & 4 to 24 inc., Block 27, San Lucie Plaza S/D (Unit 1)		50.00

		Brought forward	2,177.00
	474 6-4-30	Lots 1 & 2, Block 27,	
	1680 8-7-33	San Lucie Plaza S/ D (Unit 1)	25.00
	475 6-2-30	Lots 13 & 14, Block 27,	
	1684 8-7-33	San Lucie Plaza S/ D (Unit 1)	0.00
	476 6-2-30	Lot 18, Block 28,	
	1682 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	543 6-4-28	Lots 18, 19, 20, 22, 23 & 24,	
	1680, 1683, 1670,	Block 28,	
	1672 & 1673	San Lucie Plaza S/ D	
		(Unit 1)	47.50
	477 6-2-30	Lot 17, Block 28,	
	1687 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	478 6-2-30	Lot 19, Block 28,	
	1689 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	479 6-2-30	Lot 21, Block 28,	
	1671 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	471 7-1-29	Lot 1, Block 29,	
	1674 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	473 7-1-29	Lot 2, Block 29,	
	1674 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Pt.	544 6-4-28	Lots 3, 4, 5 & 10 to 21 inc., Lots 23 & 24,	
	1675 & 1677 to	Block 29, San Lucie Plaza S/ D,	
	1680 inc.	(Unit 1)	42.50
	480 6-2-30	Lots 6 to 9 inc., Block 29,	
	1676 8-7-33	San Lucie Plaza S/ D (Unit 1)	10.00
	473 7-1-29	Lot 10, Block 30,	
	364 8-3-31	San Lucie Plaza S/D	
	1683 8-7-33	(Unit 1)	2.50
	328 6-6-32	Lots 11 & 12, Block 30,	
	1684 8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
Pt.	545 6-4-28	Lots 13 to 24 inc., Block 30,	
	1685 8-7-33	San Lucie Plaza S/ D (Unit 1)	30.00
Pt.	547 6-4-28	Lots 1 to 15 inc., 22, 23 & 24,	
	1686 &	Block 31,	
	1688 8-7-33	San Lucie Plaza S/ D (Unit 1)	45.00
	482 6-2-30	Lots 16 to 21 inc., Block 31,	
	1687 8-7-33	San Lucie Plaza S/ D (Unit 1)	15.00
Pt.	548 6-4-28	Lots 1 to 7 inc., 9 to 13 inc.,	
	1689 to 1691 &	15 to 22 inc., & Lot 24, Block 32,	
	1693 & 1696 8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
	474 7-1-29	Lot 8, Block 32,	
	1692 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	365 8-3-31	Lot 23, Block 32,	
	1695 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	549 6-4-28	Beg. at intersection of E. line of	
	550 6-4-28	Shelly Road & E. line of Cherokee Ave.,	
	(Arrears for 1926)	run S. to Hugo Road, E. 138.5 ft., N.	
	1697 8-7-33	to Shelly Road, W. to beg., San Lucie	
		Plaza S/D (Unit 1)	12.50
Pt.	551 6-4-28	Lots 1 to 7 inc., 9, 11, 14 & 15 to	
	1688, 1699, 1704 &	26 inc., Block 33,	
	1706 8-7-33	San Lucie Plaza S/ D (Unit 1)	58.50
	622 6-4-28	Lot 10, Block 33,	
	1700 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
	483 6-2-30	Lot 12, Block 33,	
	1701 8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
Carried forward			\$1670.00

129 of 108

Brought forward

12,225.00

	318	6-4-33	Lot 13, Block 33		
	1709	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
	475	7-1-33	Lot 13, Block 33		
	1704	8-7-33	San Lucie Plaza S/D (Unit 1)		2.50
Pt.	312	6-4-28	Lots 1 & 11 to 19 inc., Block 34,		
	1706 & 1708	8-7-33	San Lucie Plaza S/D (Unit 1)		25.00
	404	6-4-28	Lots 2 to 4 inc., Block 34,		
	1707	8-7-33	San Lucie Plaza S/D (Unit 1)		20.00
	453	6-4-28	Lots 1 to 13 inc., Block 35,		
	1709 to 1712 inc.	8-7-33	San Lucie Plaza S/ D (Unit 1)		32.50
	555	6-4-28	Lots 1 to 7 inc., Block 36,		
	1713 to 1717 inc.	8-7-33	San Lucie Plaza S/D (Unit 1)		17.50
	554	6-4-28	Lots 1 to 4 inc., 6 & 9 to 13 inc.,		
	1718 to 1720 inc.,	8-7-33	Block 37, San Lucie Plaza S/ D		
	& Pt. 1722	8-7-33	(Unit 1)		25.00
	350	6-6-32	Lot 8, Block 37,		
	1721	8-7-33	San Lucie Plaza S/D (Unit 1)		25.00
Pt.	556	6-4-28	Lot 14, Block 37,		
	1722	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
	557	6-4-28	Lots 2 & 26 to 36 inc., Block 39,		
	1727 & 1731	8-7-33	San Lucie Plaza S/ D (Unit 1)		30.00
	558	6-4-28	Lots 1 to 36 inc., Block 40,		
	1732 & 1733	8-7-33	San Lucie Plaza S/D (Unit 1)		10.00
	486	7-1-29	Lot 9, Block 46,		
	1793	8-7-33	San Lucie Plaza S/D (Unit 1)		12.50
	333	6-6-32	Lot 10, Block 46,		
	1794	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
	488	7-1-29	Lot 13, Block 46,		
	1795	8-7-33	San Lucie Plaza S/ D (Unit 1)		12.50
	105	7-2-34	Lots 16 & 17, Block 46,		
			San Lucie Plaza S/D (Unit 1)		5.00
	335	6-6-32	Lot 18, Block 46,		
	1797	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
Pt.	577	6-4-28	Lots 19 to 24 inc., Block 46,		
	1798 to 1801	8-7-33	San Lucie Plaza S/D (Unit 1)		15.00
	578	6-4-28	Lot 25, Block 46,		
	1802	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
	579	6-4-28	Lots 26, 28 & 30 to 35 inc., Block 46,		
	1803, 1805, 1807 &	8-7-33	San Lucie Plaza S/D (Unit 1)		
	1808	8-7-33			52.50
	580	6-4-28	Lot 27, Block 46,		
	1804	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
	581	6-4-28	Lot 29, Block 46,		
	1806	8-7-33	San Lucie Plaza S/ D (Unit 1)		2.50
Pt.	583	6-4-28	Lots 5, 7, 8, 14, 15, 17, 20 &		
	Pt. 1810 & 1813,		22 to 23 inc., Block 47,		
	1814, 1816 &		San Lucie Plaza S/ D (Unit 1)		
	1823	8-7-33			57.50
	376	6-2-31	Lots 9 & 10, Block 47,		
	1811	8-7-33	San Lucie Plaza S/ D (Unit 1)		5.00
	106	7-2-34	Lot 13, Block 47, San Lucie Plaza S/ D		
			(Unit 1)		2.50

Carried forward

\$1287.50

San Lucie Plaza

Carried forward

\$1187.50

483	7-1-29	Lot 18, Block 47,	
1833	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
484	7-1-29	Lot 19, Block 47,	
1817	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
493	7-1-29	Lot 22, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
496	7-1-29	Lot 23, Block 47,	
Pt. 1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
497	7-1-29	Lot 24, Block 47,	
Pt. 1818	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
378	8-3-31	Lot 25, Block 47,	
1819	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
498	7-1-29	Lot 26, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/ D (Unit 1)	1.25
499	7-1-29	Lot 27, Block 47,	
Pt. 1820	8-7-33	San Lucie Plaza S/D (Unit 1)	1.25
500	7-1-29	Lot 28, Block 47,	
1821	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
379	8-3-31	Lot 31, Block 47,	
1822	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
108	7-2-34	Lot 3, Block 48,	
		San Lucie Plaza S/ D (Unit 1)	2.50
Pt. 585	6-4-28	Lot 4, Block 48,	
1825	8-7-33	San Lucie Plaza S/D (Unit 1)	12.50
Pt. 586	6-4-28	Lots 6 to 10 inc., 12,13,14,15, 18,19,23,	
1826,1828,1830,		26,27,28, 29, 31 & 32, Block 48, San	
1832,1833,1835 &		Lucie Plaza S/ D (Unit 1)	45.00
1836	8-7-33		
503	7-1-29	Lot 11, Block 48,	
1827	8-7-33	San Lucie Plaza S/D (Unit 1)	2.50
498	6-2-30	Lots 16 & 17, Block 48,	
1829	8-7-33	San Lucie Plaza S/ D (Unit 1)	12.50
499	6-2-30	Lots 20 & 21, Block 48,	
1831	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
110-A	8-7-33	Lot 22, Block 48, San Lucie Plaza S/D (Unit 1)	2.50
500	6-2-30	Lots 34 & 35, Block 48,	
1837	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
504	7-1-29	Lot 5, Block 49,	
1839	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
489	6-4-28	Lots 6 to 19 inc., Block 49,	
1840 & 1841	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
590	6-4-28	Lots 1 to 22 inc., Block 50,	
1842	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
591	6-4-28	Lots 1 to 22 inc., Block 51,	
1843	8-7-33	San Lucie Plaza S/ D (Unit 1)	55.00
592	6-4-28	Lots 1 to 5 inc., Block 52,	
1844 & 1845	8-7-33	San Lucie Plaza S/ D (Unit 1)	32.50
336	6-6-32	Lots 6 to 19 inc., Block 52,	
1846	8-7-33	San Lucie Plaza S/ D (Unit 1)	35.00
595	6-4-28	Lots 4, 5 & 6, Block 53,	
1847 & 1848	8-7-33	San Lucie Plaza S/ D (Unit 1)	7.50
501	6-2-30	Lot 2, Block 54,	
1849	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50

Carried forward

\$2872.50

Brought forward

1972.00

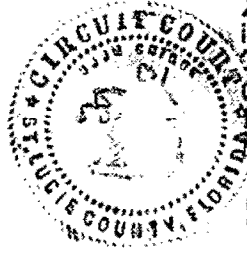
Pt. 597	6-4-29	Lots 8 to 12 inc., 33, 34, 35, 1853, 1854, 1855, 31, 32, 34 & 35, Block 54, 1858 & 1860	8-7-33	San Lucie Plaza S/ D (Unit 1)	85.00
285	6-7-33	Lot 13, Block 54, San Lucie Plaza S/ D (Unit 1)			5.00
905	7-1-29	Lot 9, Block 55,			2.50
1081	8-7-33	San Lucie Plaza S/ D (Unit 1)			
Pt. 599	6-4-28	Lots 6 to 9 inc., 16, 17, 18, 1848, 1849 & 19, 22 & 23, Block 55,			22.00
1937	8-7-33	San Lucie Plaza S/ D, Unit 1)			
502	6-2-30	Lot 10, Block 55,			2.50
1863	8-7-33	San Lucie Plaza S/ D (Unit 1)			
600	6-4-28	Lot 24, Block 55,			25.00
1868	8-7-33	San Lucie Plaza S/D (Unit 1)			
Pt. 601	6-4-28	Lots 25, 26, 28, 30, 31 & 32, Block 55, San Lucie Plaza S/ D & 1873	8-7-33	(Unit 1)	15.00
602	6-4-28	Lot 27, Block 55,			25.00
1870	8-7-33	San Lucie Plaza S/ D (Unit 1)			
503	6-2-30	Lot 35, Block 55,			2.50
1874	8-7-33	San Lucie Plaza S/ D (Unit 1)			
Pt. 604	6-4-28	Lot 4, Block 56,			2.50
Pt. 1875	8-7-33	San Lucie Plaza S/ D (Unit 1)			
Pt. 605	6-4-28	Lots 6 & 7, Block 56,			5.00
Pt. 1875	8-7-33	San Lucie Plaza S/ D (Unit 1)			
390	8-3-31	Lot 6, Block 56,			2.50
1876	6-7-33	San Lucie Plaza S/ D (Unit 1)			
Pt. 605	6-4-28	Lots 20 to 24 inc., Block 56, Pt. 1880,			12.50
1881 & 1882	8-7-33	San Lucie Plaza S/ D (Unit 1)			
606	6-4-28	Lot 25, block 56,			2.50
Pt. 1880	8-7-33	San Lucie Plaza S/ D (Unit 1)			
Pt. 607	6-4-28	Lot 26, Block 56,			2.50
1883	8-7-33	San Lucie Plaza S/ D (Unit 1)			
109	7-2-34	Lot 31, Block 56,			2.50
		San Lucie Plaza S/ D (Unit 1)			
110	7-2-34	Lot 32, Block 56,			2.50
		San Lucie Plaza S/ D (Unit 1)			
518	7-1-29	Lot 36, Block 61,			2.50
1938	8-7-33	San Lucie Plaza S/ D (Unit 1)			
349	6-6-32	Lot 1, Block 62,			2.50
1939	8-7-33	San Lucie Plaza S/ D (Unit 1)			
618	6-4-28	Lots 2 & 17, Block 62			5.00
1940 & 1942	8-7-33	San Lucie Plaza S/ D (Unit 1)			
350	6-6-32	Lots 3 to 16 inc., Block 62,			35.00
1941	8-7-33	San Lucie Plaza S/ D (Unit 1)			
351	6-6-32	Lots 18 to 36 inc., Block 62,			37.50
1943	8-7-33	San Lucie Plaza S/ D (Unit 1)			
619	6-4-28	Lots 1, 2, 17, 18, 19, 20 & 36, Block 63, San Lucie Plaza S/ D & 1944, 1946 & 1948	8-7-33	(Unit 1)	32.50

Carried forward

12570.00

Year	Block	Description	Amount
1945	6-6-32	Lots 5 to 16 inc., Block 63.	
1945	8-7-33	San Lucie Plaza S/ D (Unit 1)	\$22.00
1947	6-6-32	Lots 21 to 32 inc., Block 63.	
1947	8-7-33	San Lucie Plaza S/ D (Unit 1)	27.50
1949	8-4-32	Lots 2, 3, 4, 5, 10, 11, 16, 17, 18, 20, 21, 22, 24 & 25, Block 64.	
1949	8-7-33	San Lucie Plaza S/ D (Unit 1)	62.50
1950	6-6-32	Lot 4, Block 64.	
1950	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
1952	6-6-32	Lots 7, 8 & 9, Block 64.	
1952	8-7-33	San Lucie Plaza S/ D (Unit 1)	32.30
1954	6-6-32	Lots 12 & 13, Block 64.	
1954	8-7-33	San Lucie Plaza S/ D (Unit 1)	5.00
1955	6-6-32	Lot 14, Block 64.	
1955	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
1956	6-6-32	Lot 15, Block 64.	
1956	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
1958	6-6-32	Lot 18, Block 64.	
1958	8-7-33	San Lucie Plaza S/ D (Unit 1)	2.50
1960	6-6-32	Lots 28 to 32 inc., Block 64.	
1960	8-7-33	San Lucie Plaza S/ D (Unit 1)	25.00

TOTAL \$2777.50


 Book No. 6852 / 118
 in the office of the Clerk of the Circuit Court of St. Lucie County, Florida, at
 the City of Ft. Pierce, Florida, on
 the 1st day of July 1946
 at 4:46 p.m. by W. A. Lott
 recorded in Book 103-114
 at 126 pages
 W. A. LOTT, Clerk
 Circuit Court, St. Lucie County, Florida
 by J. Anderson

- (5) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.
- (6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida a right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.

(7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.
 IN WITNESS WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the

JUN 6 1946 STATE OF FLORIDA BY:

TRUSTEES INTERNAL IMPROVEMENT FUND
 DEPARTMENT OF AGRICULTURE
 STATE OF FLORIDA

[Signature] GOVERNOR (SEAL)
[Signature] COMPTROLLER (SEAL)
[Signature] TREASURER (SEAL)
[Signature] ATTORNEY GENERAL (SEAL)
[Signature] COMMISSIONER OF AGRICULTURE (SEAL)
 As set Comptroller the TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA.

393024

FILED AND RECORDED
ST. LUCIE COUNTY FLA
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

FEB 8 9 36 AM '78

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

393024

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 13 through 24, Block 25; Lots 1 through 12, Block 27; Lots 1 through 6, Block 24; Lots 3 through 6, Block 25; Lots 12 through 16, Block 2; Lots 1 through 3, block 3; All San Lucie Plaza Unit 1, Sec. N $\frac{1}{2}$ of 33 Township 34 Range 40
The mailing address of the above described property is

Mohawk Avenue, St. Lucie County, Florida.

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all water fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978

WITNESSES:

Clare L. Cady
Kenna B. Hayes

[Signature] (SEAL)
_____ (SEAL)
_____ (SEAL)
_____ (SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey, to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 12 day of January, 1978.

BOOK 281 PAGE 1743

Kenna B. Hayes
Notary Public, State of Florida
Commission Expires May 31, 1980
5-31-80

393026

THIS IS A RECORDED
ST. LUCIE COUNTY FLA.
BOOK 281 PAGE 1745
CLEAR CIRCUIT COURT
VERIFIED *SP*

FEB 8 9 37 AM '78

393026

Director of Utilities
Fort Pierce Utilities Authority
Municipal Building
206 South 6th Street
Fort Pierce, Florida 33450

Dear Sir:

The undersigned does hereby apply to the Fort Pierce Utilities Authority for an extension of water service outside the City limits of the City of Fort Pierce, Florida to the following described property which I own, to-wit:

Lots 5 through 12, Block 26; Lots 1 & 2, Block 25; Lots 1 through 9, Block 2; Lots 1 through 5, Block 5A; Lots 6 through 10, Block 5B; Lots 4 & 5, Block 3; Lots 10 & 11, Block 2, San Lucie Plaza, Unit 1
The mailing address of the above described property is

Seneca Avenue & Bryant Road, St. Lucie County, Florida

I understand that in order to obtain extension of such water service that I will be required to pay the cost of construction of such water line from the point of connection with existing lines of the Utilities Authority to my property, that the total of such cost shall be deposited with the Utilities Authority prior to the time of the construction of said line; that I will be obligated to pay all meter fees and connection charges required under the Resolutions of the Utilities Authority for such service prior to the installation of said line; that I will pay, when billed, for all water furnished to my property according to the rates established by the Utilities Authority for the service I receive.

I understand that the extension of said water service to my property shall be contingent upon the ability of the Utilities Authority to supply the demand requested by me without in any way interfering with the water services now performed by the Utilities Authority for the inhabitants of the City of Fort Pierce, Florida.

I hereby agree that in consideration of my request for the extension of water service to my property under the conditions above mentioned that if my property becomes contiguous to the City limits of the City of Fort Pierce, Florida as such term is defined in the laws of Florida, then I shall immediately apply for the annexation of my property to the City of Fort Pierce, Florida.

I further agree that this understanding and agreement shall be binding upon my heirs, successors or assigns and that this document may be recorded in the public records of St. Lucie County, Florida for the purpose of serving as notice of the terms of this agreement. The above described property is not my homestead. I reside at 2400 St. Lucie Boulevard, Ft. Pierce, Florida.

In Witness Whereof I hereunto set my hand and seal this 12 day of January, 1978

WITNESSES:

Clare L. Casey
Terma B. Hayes

Cody L. Bailey (SEAL)

(SEAL)
(SEAL)
(SEAL)

State of Florida)
County of St. Lucie)

I Hereby Certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Cody L. Bailey to me known to be the persons described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and seal in the County and State last aforesaid, this 10 day of January, 1978

Terma B. Hayes
Notary Public, State of Florida
My Commission Expires May 31, 1980
5-31-80

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for and in consideration of the sum of One Dollar, to them in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA, A municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, do hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement to construct an electric distribution line over and across the following described land in St. Lucie County, Florida, to wit:

A 6 foot wide easement:

The North 6 feet of the South 27 feet of the East 140 feet of Hawthorne Road (a vacated road) bounded between Blocks 27 and 47, and the West 6 feet of Lots 1 thru 12 in Block 27, all in San Lucie Plaza, Unit #1 and located in Section 33, Township 34 South, Range 40 East.

1979 JUN 28 AM 8:57

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED *[Signature]*

449446

and to place such poles and attachments thereto, across and on, said land as may be necessary in the construction of said line, including the right to trim, cut and keep clear of said line all trees and limbs which may endanger the same, with the right to go upon said land from time to time as may be necessary to construct, maintain and repair said line. No permanent structures shall be placed or installed on said easement.

The undersigned hereby covenant and warrant that they own the said land and have the right to grant this easement.

IN WITNESS WHEREOF, The undersigned grantors have hereunto set their hands and seals this 27th day of June, 1979.

Signed, sealed, and delivered in our presence as witnesses:

Rosemary J. Moore

Walter M. Canant

STATE OF FLORIDA:
COUNTY OF ST. LUCIE

Cody L. Bailey (SEAL)
CODY L. BAILEY

Carolyn A. Bailey (SEAL)
CAROLYN A. BAILEY

Before me, the undersigned authority, personally came and appeared CODY L. BAILEY and CAROLYN A. BAILEY, his wife

to me well known as the individuals named in and who executed the foregoing instrument, and who acknowledged to me that they executed the same for the uses and purposes set forth and expressed.

WITNESS my hand and official seal this 27th day of June, 19 79.



Walter M. Canant
Notary Public-State of Florida
My commission expires:

April 4, 1983

THIS INSTRUMENT PREPARED BY
CHARLES R. P. BROWN
P.O. BOX 1418 301 S. 6TH ST.
FORT PIERCE, FLORIDA 32940

5-57
 St. Lucie
 Fort Pierce Bank & Trust Co.
 Corporation
 San Lucie Plaza
 San Lucie Phase Corp.

St. Lucie
 J. B. Howard
 Ft. Pierce Bank & Tr. Co.

St. Lucie
 E. L. Price
 Ft. Pierce Bank & Tr. Co.

St. Lucie
 J. B. Howard
 Ft. Pierce Bank & Tr. Co.

St. Lucie
 San Lucie Plaza
 San Lucie Phase Corp.

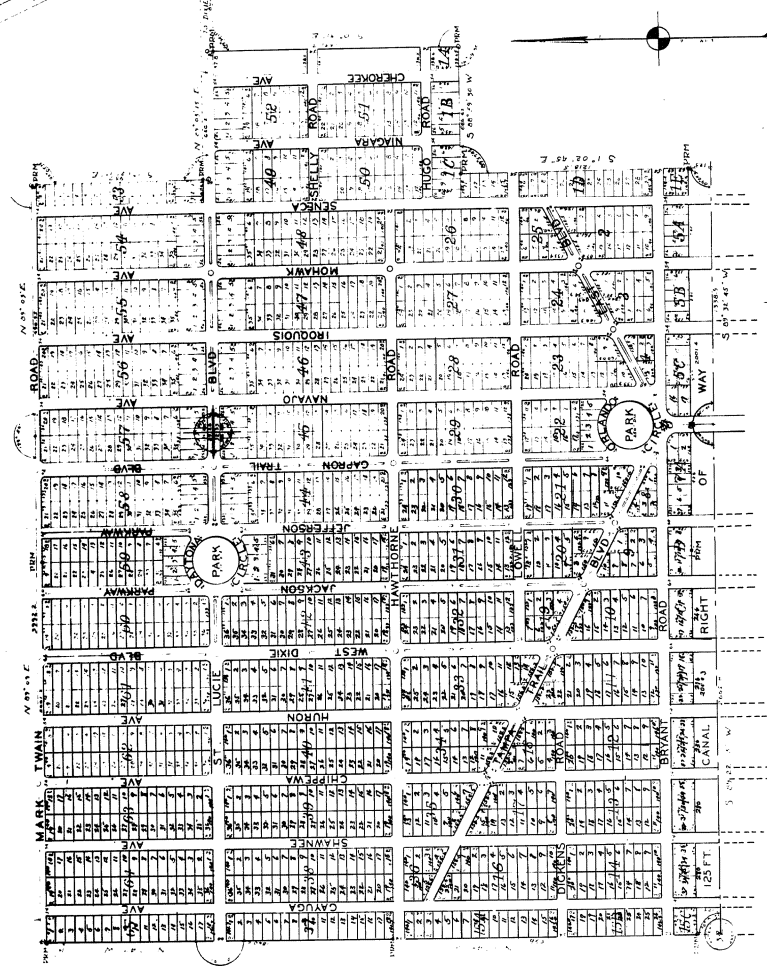
St. Lucie
 San Lucie Plaza
 San Lucie Phase Corp.

St. Lucie
 H. P. Mason
 San Lucie Plaza
 San Lucie Phase Corp.

St. Lucie
 San Lucie Plaza
 San Lucie Phase Corp.

St. Lucie
 San Lucie Plaza
 San Lucie Phase Corp.

HIGHWAY



SAN LUCIE PLAZA
 PRESENT PLAT OF THE SQUARE CITY

UNIT ONE
 A SUBDIVISION
 OF

S. 957 FT. OF SE 1/4 SEC 29
 S. 957 FT. OF S.W. 1/4 OF SW 1/4 SEC 28
 N.E. 1/4
 W 1/4 OF NW 1/4
 W 1/4 OF NE 1/4 OF NW 1/4 SEC 33.
 T. 34 S - R. 40 E

ST. LUCIE COUNTY, FLORIDA.
 SCALE: 1"=300'. DATED OCT. 10, 1965.

Map, Certificate of
 Plat, and other
 documents
 guaranteed for
 one year
 from date of
 this report

STREET INTERSECTION

Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMohawk382**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC**, a Florida limited liability company whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC**, a Florida Limited Liability Company whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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/100 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 **Saint Lucie County, Florida** to-wit:

Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0382-000/3

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, 2017**.

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:

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogron

[Signature]
Witness Name: Shawn E Kelly
[Signature]
Witness Name: Cristina Rubio

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogron of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetMOhawk050**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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/100 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 **Saint Lucie County, Florida** to-wit:

Lots 1 and 2 , Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0050-000-7

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, 2017**.

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 Name: Shane E. Kelly
[Signature]
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogrén, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogrén, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetBryant065**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC**, a Florida limited liability company whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC**, a Florida Limited Liability Company whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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/100 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 **Saint Lucie County, Florida** to-wit:

Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 1428-702-0065-000/5

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, 2017**.

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 Name: Shaun E Kelly
[Signature]
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogren, Managing Member

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren, Managing Member of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



Prepared by and return to:

Cristina M. Rubio
Attorney at Law
Ochoa & Rubio, PA
759 SW Federal Highway Suite 211
Stuart, FL 34994
772-607-1324
File Number: **CorbetIROQ059**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of May, 2018 between **Brownstone Classic Homes of St. Lucie, LLC, a Florida limited liability company** whose post office address is **127 Via Isabela, Jupiter, FL 33458**, grantor, and **R&M Upstairs, LLC, a Florida Limited Liability Company** whose post office address is **8715 SE May Terrace, Hobe Sound, FL 33455**, 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/100 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 **Saint Lucie County, Florida** to-wit:

Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

Parcel Identification Number: 1428-702-0059-000-0

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, 2017**.

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 Name: Shane E. Kelly
[Signature]
Witness Name: Cristina Rubio

Brownstone Classic Homes of St. Lucie, LLC

By: [Signature]
Barry Ogren

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me this 7th day of May, 2018 by Barry Ogren of Brownstone Classic Homes of St. Lucie, LLC, on behalf of the limited liability company. He/she is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____



ROAD IMPROVEMENT AGREEMENT

C# _____

THIS ROAD IMPROVEMENT AGREEMENT, is entered into this ____ day of _____ 2024, by and between The Outdoors Quality, LLC (The "Developer"), and **ST. LUCIE COUNTY**, a political subdivision of the State of Florida, (the "County").

WITNESSETH:

WHEREAS, the Developer is commencing proceedings to develop land in St. Lucie County; and

WHEREAS, the Developer proposes to construct certain road improvements related to the Mohawk Avenue Replat to the satisfaction of the County; and

NOW THEREFORE, in consideration of the mutual promises contained herein, the Developer and County agree as follows:

1. **COMPLETION OF REQUIRED ROAD IMPROVEMENTS/OWNERSHIP.** The Developer agrees to satisfactorily complete the required improvements (the "Improvements") for the above referenced development within twelve (12) months from the date of this Agreement according to the construction plans approved by the County. The Improvements are more particularly set forth on those certain plans drawn by the Developer's engineers, received July 18, 2024. Upon completion, the ownership of the Improvements shall be conveyed to the County by Bill of Sale free and clear of all liens and encumbrances.

2. **SECURITY.** The Developer agrees to provide the County with security in a form acceptable to the County Attorney in the amount of \$ 535,255.89 representing 115% of the estimated cost of the Improvements as submitted by the Developer's engineer and approved by the County. This amount includes the fifteen percent (15%, \$ 69,815.99) to be retained for a period of one (1) year and thirty (30) days from the date the improvements are conditionally accepted by the St. Lucie County Board of County Commissioners to provide for maintenance of the improvements and to indemnify and save the County harmless from any and all costs necessary to repair or replace any part or portion of the Improvements occasioned by faulty engineering, workmanship, or materials.

3. **REDUCTION OF AMOUNT OF SECURITY.** The amount of the security may be reduced once during the term of this Agreement upon the completion of a portion of the Improvements by the Developer and upon inspection and acceptance by the County. In no event, however, shall the amount of the security be less than one hundred percent (100%) of the cost of completing the remaining Improvements plus fifteen percent (15%) of the total cost for construction of all the Improvements.

4. **SUPERVISION OF CONSTRUCTION.** The Improvements shall be constructed under the supervision of the Developer's engineer in full compliance with the specifications and requirements of St. Lucie County, and when complete, Developer's engineer shall furnish the County with a certificate of satisfactory completion for approval.

5. **FAILURE TO COMPLETE IMPROVEMENTS.** It is further understood and agreed by and between the parties to this Agreement that, in the event Improvements are not constructed within twelve (12) months from the date of the signing of this Agreement, the County shall have and is hereby granted the right to cause the Improvements to be made and to use the security provided herewith for payment of all costs and expenses incurred in the construction thereof, including but not limited to, engineering, surveying, construction, legal and contingent costs. Furthermore, it is agreed by the parties hereto that County shall be reimbursed from the security provided for any damages, either direct or consequential, which the County may sustain as a result of the failure of Developer to carry out and execute all of the provisions of this Agreement. In the event of Developer's failure or refusal to construct and install the Improvements in accordance with the terms of this Agreement, the County shall have the option to do so, with County employees and equipment, or pursuant to public advertisement and receipt of bids. In addition, the Developer shall forfeit the 15% maintenance amount and the County shall be entitled to keep that portion of the security. In the event that the total costs incurred in construction and full completion of the improvements shall exceed the amount of security provided, such additional costs shall be paid by Developer on written demand by the County.

6. **RELEASE OF SECURITY.** Upon completion of construction of all Improvements, the Developer's engineer shall certify that the improvements have been constructed in accordance with the approved plans. When the improvements have been certified by the Developer's engineer, the County shall inspect the improvements and review the construction and supporting test/control data furnished by the Developer's engineer. If all Improvements are completed to the satisfaction of the County, the County shall confirm this in writing to the St. Lucie County Board of County Commissioners. The Developer's security, minus the fifteen percent (15%) to be held as security for maintenance, shall then be released. The fifteen percent (15%) security (on any remaining balance) shall be released to developer at the end of the maintenance period referenced in paragraph 2 above.

7. **INTERPRETATION; VENUE** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior verbal or written agreements between the parties with respect thereto. This Agreement may only be amended by written document, properly authorized, executed and delivered by both parties hereto. This Agreement shall be interpreted as a whole unit and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall be in the Nineteenth Judicial circuit for St. Lucie County, Florida, for claims under state law and the Southern District of Florida for any claims which are justiciable in federal court.

IN WITNESS WHEREOF, the parties hereto have executed these presents on the date indicated above. The date of this Agreement shall be the date on which this Agreement is approved by the County.

ATTEST:

ST. LUCIE COUNTY, FLORIDA

DEPUTY CLERK

BY: _____
GOERGE LANDRY, COUNTY ADMINISTRATOR

APPROVED AS TO FORM AND
CORRECTNESS:

BY: _____
COUNTY ATTORNEY

WITNESSES:

DEVELOPER:

PRINT NAME

BY: ELEAZAR AMADOR
PRINT NAME

SIGNATURE

SIGNATURE

PRESIDENT
TITLE

MAILING ADDRESS:

1610 CORONADO AVENUE

FORT PIERCE, FL 34982

EMAIL ADDRESS:

theoutdoorsqualityllc@gmail.com