



First American Title Insurance Company  
PO Box 776123  
Chicago, IL 60677-6123  
Phone: (727)549-3200  
Fax: (866)265-4386

**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
ST. LUCIE County, Florida**

FATIC File No.: 110579725

A search of the Public Records of ST. LUCIE County, Florida, through January 14, 2025 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of THE PRESERVE AT SAVANNAH LAKES (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated December 29, 2021 and recorded December 29, 2021 in Official Records Book 4747, Page 1068, dated March 21, 2022 and recorded March 24, 2022 in Official Records Book 4796, Page 2376, dated March 21, 2022 and recorded March 24, 2022 in Official Records Book 4796, Page 2408, as re-recorded on October 03, 2022 in Official Records Book 4895, Page 2561, Public Records of ST. LUCIE County, Florida.

B. The record title holder is SK SAVANNAH LAKES LLC, a Delaware limited liability company.

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of THE PRESERVE AT SAVANNAH LAKES.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

Indemnity Mortgage, recorded on March 24, 2022, in Book 4796, Page 2378.

Mortgage and Security Agreement, recorded on May 03, 2022, in Book 4818, Page 104.

Notice of Lien Nuisance Abatement, recorded on September 26, 2023, in Book 5048, Page 662.

Notice of Commencement, recorded on March 13, 2024, in Book 5119, Page 1765.

Construction Lien, recorded on January 15, 2025, in Book 5258, Page 779.

E. Underlying rights of way, easements or plats affecting said property are as follows:

Unrecorded Easement(s) granted Florida Power & Light Company as set forth in Warranty Deed(s) recorded in Deed Book 110, Page 67 and Deed Book 110, Page 162.

Notice of Establishment of the Preserve at Savannah Lakes Community Development District, recorded on November 14, 2021, in Book 4719, Page 1368.

Memorandum of Agreement, recorded on May 06, 2022, in Book 4820, Page 2555.

Memorandum of Agreement (Right of First Offer), recorded on May 06, 2022, in Book 4820, Page 2559.

Notice of Boundary Amendment of the Preserve at Savannah Lakes Community Development District, recorded on June 01, 2022, in Book 4834, Page 912.

Grant of Easement, recorded on July 06, 2022, in Book 4854, Page 937.

Notice of Water / Wastewater Supply Agreement, recorded on April 03, 2023, in Book 4970, Page 1216.

Temporary Construction Easement, recorded on May 10, 2023, in Book 4987, Page 1524.

Recorded Notice of Environmental Resource Permit, recorded on September 11, 2023, in Book 5042, Page 508.

Collateral Assignment Agreement (2024 Bonds), recorded on February 23, 2024, in Book 5111, Page 659.

Disclosure of Public Finance (2024 Bonds), recorded on February 23, 2024, in Book 5111, Page 674.

Notice of Special Assessments / Governmental Lien of Record (2024 Bonds), recorded on February 23, 2024, in Book 5111, Page 678.

Declaration of Consent (2024 Bonds), recorded on February 23, 2024, in Book 5111, Page 687.

True-Up Agreement (2024 Bonds), recorded on February 23, 2024, in Book 5111, Page 696.

F. Other information regarding said property includes:

NONE

G. 2024 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Numbers 2426-333-0015-000/5; 2427-433-0001-000/4 and 2434-121-0001-000/8 .

**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
ST. LUCIE County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: \_\_\_\_\_  
Authorized Signatory

## Exhibit "A"

### LEGAL DESCRIPTION:

#### PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, SAID CORNER BEING THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27 AND THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27; THENCE SOUTH 89°28'26" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 27, TO A POINT IN A LINE THAT IS 130.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, TO THE SAID WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 27, A DISTANCE OF 130.04 FEET TO THE EAST LINE OF A 130-FOOT WIDE ROAD AND DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 180. PAGE 1051 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°54'47" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 2276.93 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4796, PAGE 2376, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 89°27'21" EAST, ALONG THE NORTH LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 1,205.46 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27 AND BEING ALSO THE WEST LINE OF SAID SECTION 26; THENCE CONTINUE SOUTH 89°27'21" EAST INTO SECTION 26, ALONG SAID NORTH LINE, A DISTANCE OF 1,538.84 FEET TO A POINT ON THE EAST LINE OF SAID DESCRIBED LANDS BEING ALSO THE WEST LINE OF THE SAVANNAH'S STATE PARK; THENCE SOUTH 00°28'40" WEST, ALONG SAID EAST AND WEST LINE, A DISTANCE OF 364.16 FEET TO A POINT ON THE SOUTH LINE OF SECTION 26, BEING ALSO THE NORTH LINE OF SAID SECTION 35; THENCE CONTINUE ALONG SAID EAST AND WEST LINE SOUTH 00°28'40" WEST, A DISTANCE OF 1,581.18 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4796, PAGE 2376; THENCE NORTH 89°39'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,369.65 FEET; THENCE NORTH 00°20'05" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 175.43 FEET TO A POINT IN THE EAST LINE OF SAID SECTION 34 AND BEING ALSO THE WEST LINE OF SAID SECTION 35; THENCE CONTINUE NORTH 89°39'10" WEST ALONG SAID LINE, A DISTANCE OF 1,208.00 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4796, PAGE 2376 BEING ALSO THE EAST LINE OF SAID 130-FOOT WIDE ST. LUCIE COUNTY ROAD AND DRAINAGE RIGHT-OF-WAY; THENCE NORTH 00°27'48" EAST, ALONG SAID EAST AND WEST LINE, A DISTANCE OF 1,501.33 FEET; THENCE NORTH 01°54'47" EAST, A DISTANCE OF 0.96 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 34 BEING ALSO THE SOUTH LINE OF SAID SECTION 27; THENCE CONTINUE NORTH 01°54'47" EAST, ALONG SAID LINE, A DISTANCE OF 372.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,257,074.23 SQUARE FEET 120.69 ACRES, MORE OR LESS.

#### PARCEL 2:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS RIGHT-OF-WAY FOR U.S. NO. 1.

#### PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27,

TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

THE FOLLOWING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS PARCEL 2 AND PARCEL 3 WRITTEN ABOVE.

PARCELS 2 AND 3

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, SAID CORNER BEING THE INTERSECTION OF THE EAST/WEST 1/4 SECTION LINE OF SAID SECTION 27 AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST CORNER OF SAID SECTION 27 BEING ALSO THE WEST LINE OF A 130-FOOT WIDE ROAD AND DRAINAGE RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 180. PAGE 1051 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 01°54'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2401.20 FEET; THENCE NORTH 88°22'10" WEST, A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4747, PAGE 1068 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA BEING ALSO A POINT ON THE WEST LINE OF SAID UNIMPROVED 145-FOOT WIDE DRAINAGE RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE SOUTH 01°54'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 247.94 FEET; THENCE SOUTH 00°27'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.66 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4747, PAGE 1068 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING ALSO A POINT ON THE SOUTH LINE OF SAID SECTION 27; THENCE SOUTH 89°50'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET; THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4895, PAGE 2561 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°27'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 168.08 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4895, PAGE 2561; THENCE NORTH 89°50'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4895, PAGE 2561, A DISTANCE OF 1,254.41 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 9401-(110) 205, SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11,537.20 FEET, THE CHORD OF WHICH BEARS NORTH 00°58'07" WEST, WITH A CHORD DISTANCE OF 418.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 02°04'39", A DISTANCE OF 418.35 FEET; THENCE ALONG A LINE NONTANGENT TO SAID CURVE, SOUTH 89°48'57" EAST, A DISTANCE OF 1,256.13 FEET; TO THE POINT OF BEGINNING.

CONTAINING 522,906.48 SQUARE FEET OR 12.00 ACRES, MORE OR LESS.