

This Instrument Prepared by:

FRANK H. FEE, IV, ESQUIRE
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, Florida 34950

This corrected Unity of Title Declaration is made in respect to that certain Unity of Title Declaration recorded in O.R. 4892 at Page 191, and is intended to correctly recite that the City of Fort Pierce has jurisdiction over the lands described herein.

Return to:

UNITY OF TITLE DECLARATION

CORRECTED FOR SCRIVENERS ERROR

MICHAEL NIGRO, TRUSTEE OF THE MICHAEL NIGRO REVOCABLE TRUST DATED JULY 3, 2019 ("Declarant"), the present owner of the real property situated at 1814 Surfside Drive, Fort Pierce, FL 34945, hereby declares, to wit

WITNESSETH:

WHEREAS, the Declarant is the owner of two contiguous parcels of real property more fully described on Exhibit "A" hereto ("**Property**") pursuant to that recorded Warranty Deed dated March 11, 2022, and recorded in O.R. Book 4790, Page 2458 of the public records of St. Lucie County, Florida; and, that Warranty Deed dated August 19, 2022, and recorded in O.R. Book 4876, Page 1477 of the public records of St. Lucie County, Florida and

WHEREAS, the Property of Declarant is assessed on the tax roll of St. Lucie County, Florida under two separate and distinct parcel identification numbers, to wit: **2412-501-0124-000-4 (Vacant Lot)** and **2412-501-0123-000-7 (Vacant Lot)**;

WHEREAS, the Declarant wishes to conjoin both the parcels of the Exhibit "A" real property as a single separate and distinct Property for residential purposes by this Declaration.

NOW, THEREFORE, in consideration of the premises above set forth, Declarant hereby agrees and declares to restrict its Property in the following manner:

1. All of the Exhibit "A" Property shall hereafter be considered as one plot or parcel of land such that no portion thereof shall be sold, transferred, devised, or assigned separately and distinct from the entire parcel of the Property as described on Exhibit "A".

2. Declarant further agrees and declares that this unity of title condition, restriction and limitation shall be deemed a covenant running with the land at law, and in equity, and the same shall remain in full force and effect and be binding upon the Declarant, and his successors and assigns, until such time as the same may be released by recordable instrument given by City of Fort Pierce, a municipal corporation of the State of Florida, or any governmental agency

having jurisdiction.

3. Declarant agrees that this instrument shall be recorded upon the Public Records of St. Lucie County, Florida and that the Exhibit "B" Property shall be identified on the St. Lucie Tax Rolls as Parcel Identification number: 2412-501-0124-000-4.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed this 5th day of November, 2024.

Signed, Sealed and Delivered

in the Presence of:

[Signature]

Print Name: Calvin Lechler
Witness Address: 4521 PGA Blvd,
PBG, FL, 33418

[Signature]

Print Name: Sam Spack

Witness Address: 4521 PGA Blvd,
PBG, FL, 33418

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence this 5th day of November, 2024, by **MICHAEL NIGRO, TRUSTEE OF THE MICHAEL NIGRO REVOCABLE TRUST DATED JULY 3, 2019**, who is personally known to me or who provided FL DL as identification and who did not take an oath.

"DECLARANT"
[Signature]

**MICHAEL NIGRO, TRUSTEE OF THE
MICHAEL NIGRO REVOCABLE TRUST
DATED JULY 3, 2019**

[Signature]

Phil L. Suarez, NOTARY PUBLIC

My Commission Expires: 07/26/2027

My Commission No.: HH 426505

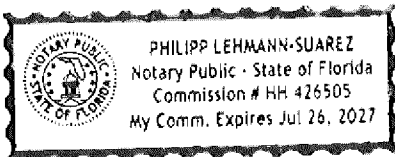


Exhibit "A"

PARCEL ONE:

Lot 4, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof,
Records of St. Lucie County, Florida.

recorded in Plat Book 10, Page(s) 17, of the Public

Parcel Identification No: 2412-501-0124-000-4

PARCEL TWO:

Lot 3, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof,
Records of St. Lucie County, Florida.

recorded in Plat Book 10, Page(s) 17, of the Public

Parcel Identification No: 2412-501-0123-000-7

Exhibit "B"

NEW COMBINED LEGAL FOR PARCEL 1 AND 2

Lots 4 and 3, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof,
Public Records of St. Lucie County, Florida.

recorded in Plat Book 10, Page(s) 17, of the

Parcel Identification No: 2412-501-0124-000-4

SURVEYOR'S REPORT

ACCURACY:
 1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY FLORIDA ADMINISTRATIVE CODE 5J-17, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.
 2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
 3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THIS SURVEY IS BASED ON REPETITIVE RTK GPS AND/OR TOTAL STATION OBSERVATIONS ON MULTIPLE PROJECT'S HORIZONTAL AND VERTICAL CONTROL POINTS TO OBTAIN A REDUNDANCY OF MEASUREMENT. HORIZONTAL AND VERTICAL CLOSURE ACHIEVED, EXCEED THE MINIMUM ACCURACY REQUIREMENTS.
 4. COORDINATES (IF SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR, NORTH AMERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT).
 5. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE IN FEET AND REFERENCED FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 6. VERTICAL CONTROL POINTS ARE REFERENCED FROM THE FOLLOWING PUBLISHED DATUM: NGS VERTICAL CONTROL POINT 1-41 AT ELEVATION 4.98 7 THE BASIS OF BEARING BEING OF N21°07'50"W IS ALONG THE EAST RIGHT OF WAY LINE OF SURFSIDE DRIVE AS MONUMENTED.
LIMITATIONS:
 1. PURPOSE OF SURVEY: TO ESTABLISH THE LIMITS OF THE HEREIN DESCRIBED PARCEL OF LAND, BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT
 2. LAST FIELD DATE OF SURVEY: 03.31.2023
 3. UNDERGROUND UTILITIES WERE NOT LOCATED
 4. RIGHT OF WAY LIMITS FOR SURFSIDE DRIVE WERE ESTABLISHED BASED ON FOUND CONCRETE MONUMENTS AND OTHER SURVEY CONTROL ALONG THE EASTERLY AND WESTERLY RIGHT OF WAY LINE.
 5. DIMENSIONS SHOWN THUSLY (M) ON THE SURVEY SUPERSEDE DIMENSIONS REFLECTED ON EITHER RECORD DEED, PLAT OR RIGHT OF WAY MAP.
 6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR OR CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
 7. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY IN ADDITION THIS SURVEY SHALL NOT BE VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL
 8. THE OWNERSHIP OF FENCE LINES HAS NOT BEEN DETERMINED AS PART OF THIS SURVEY.
 9. OFF SET CALLS TO FOUND SURVEY CONTROL ARE RELATIVE TO THE NEAREST PROPERTY CORNER, INTERSECTION OF LINES, POINT OF CURVATURES (PC) OR OTHER IDENTIFIABLE POINT.
 10. THIS SURVEY SHALL NOT BE VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA SURVEYOR AND MAPPER PREPARING THIS DOCUMENT
 11. COMPLIANCE WITH LOCAL ZONING REQUIREMENTS AND OR WITH REQUIREMENTS SET FORTH BY OTHER STATE, PUBLIC, AND/OR PRIVATE ENTITIES HAS NOT BEEN VERIFIED AS PART OF THIS SURVEY.
 12. THE LOT LIMITS REFLECTED ON THE PLAT OF SURFSIDE DRIVE ARE TO WEST OF A "BEACH" AREA. BY CONSENT OF THE LOCAL GOVERNING AGENCIES AND BY HISTORICAL REFERENCE OF OTHER SURVEY MAPS IN THIS AREA THE LOT IS SHOWN TO EXTEND TO THE MEAN HIGH WATER LINE.

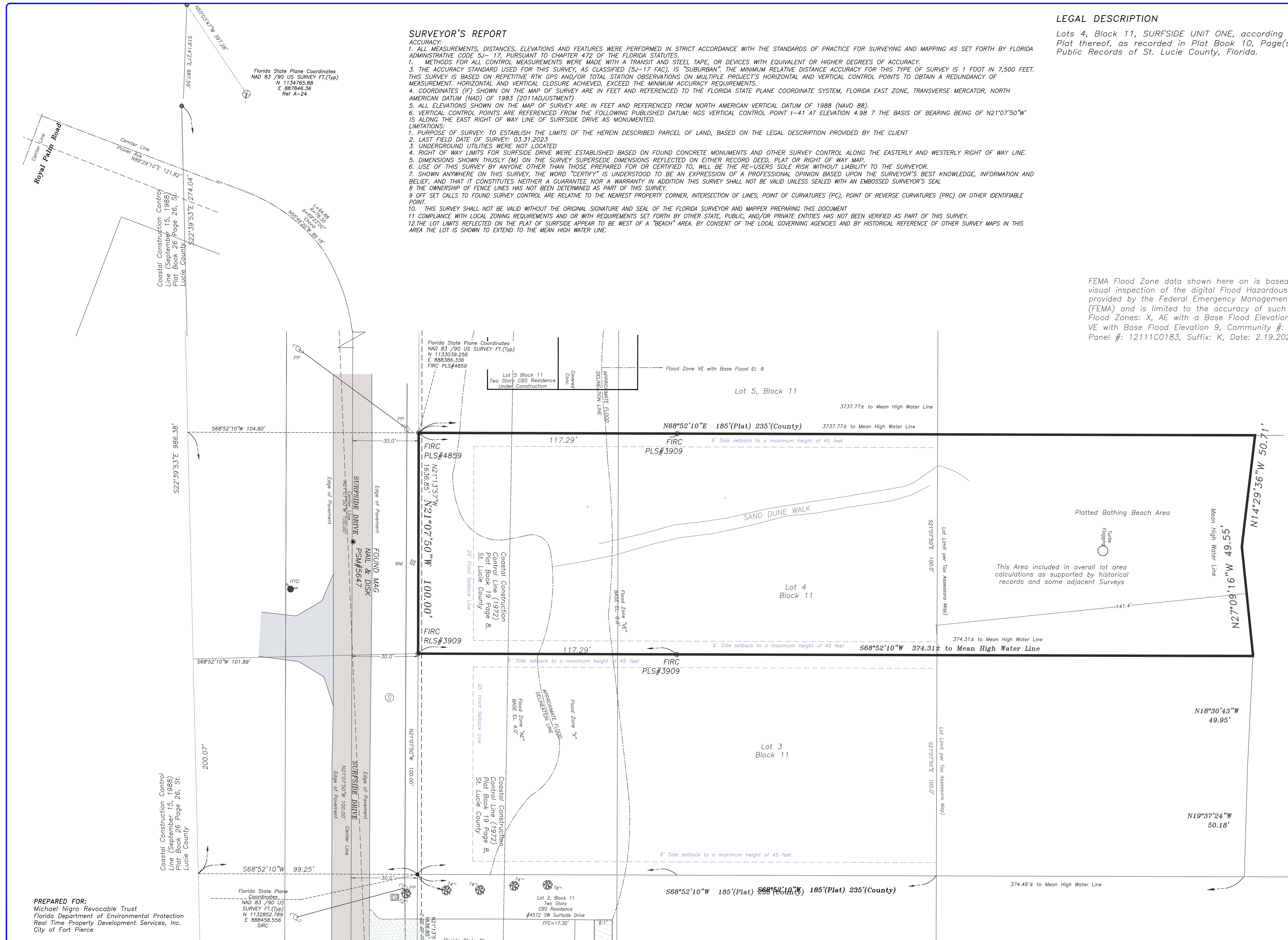
LEGAL DESCRIPTION

Lots 4, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page(s) 17, Public Records of St. Lucie County, Florida.

- LEGEND**
- B.M. - Bench Mark
 - C/E - Covered Entry
 - CAC - Concrete Pad with Air Conditioning
 - CB - Catch Basin
 - CBS - Concrete Block Structure
 - CMP - Corrugated Metal Pipe
 - CPE - Concrete Pad with Pool Equipment
 - CTV - Cable TV Box
 - EI - Elevation
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 - UB - Utility Box
 - UR - Utility Riser
 - WM - Water Meter
 - WV - Water Valve
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 - FIBC - Found 1/2" Iron Pipe
 - FIP - Found 1/2" Iron Pipe
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 - FIR - Found #5 Iron Rod
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 - /CO - In Pavement Cut Out
 - x0.0 - Existing Elevations
 - 0-- - Existing Contour Line

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zones: X, AE with a Base Flood Elevation 4 and VE with Base Flood Elevation 9, Community #: 120286, Panel #: 12111C0183, Suffix: K, Date: 2.19.2020

This mean high water line (MHW) survey complies with Chapter 177, Part 6, Florida Statute. The MHW Elevation shown was provided by the Florida Department of Environmental Protection on 5.31.2019 with reference Point Number 100892. Therefore the MHW Elevation is 0.53 NAVD and the Mean Low Water Elevation is (-) 2.71 NAVD. Seasonal High Water Line at El. 5.33 All located one 7.18.022



PREPARED FOR:
 Michael Nigro Revocable Trust
 Florida Department of Environmental Protection
 Real Time Property Development Services, Inc.
 City of Fort Pierce

Prepared By: Regina C. Karner, PSM#4363
 Karner Surveying, Inc. LB#7357

Prepared For:
Michael Nigro Revocable Trust
 St. Lucie County Florida

KARNER SURVEYING, INC.
 Residential & Commercial Surveying Services
 2740 SW Martin Downs Blvd.#333, Palm City, FL 34990
 Phone: (772)288 7206 Fax:(772)223 8181
 WWW.KARNERSURVEYING.COM karnerc@comcast.net

Date	Revision Description	Sheet Title	Sheet No.
		Boundary Survey	1 of 1



Prepared by and Return to:
Michelle Leacock, an employee of
First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950

File No.: 210561-41

WARRANTY DEED

This indenture made on **March 11, 2022** by **Robert Gottlieb, a single person and Laura Burke, a single person, as joint tenants with rights of survivorship**, whose address is: 2428 Mount Royal Road, Pittsburgh, PA 15217 hereinafter called the "grantor", to **Michael Nigro, Trustee of the Michael Nigro Revocable Trust dated July 3, 2019**, whose address is: 11670 Lake Shire Place, N. Palm Beach, FL 33408, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lot 4, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, recorded in Plat Book 10, Page(s) 17, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: **2412-501-0124-000/4**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

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

[Signature]
Robert Gottlieb

[Signature]
Laura Burke

Signed, sealed and delivered in our presence:

[Signature]
1st Witness Signature

[Signature]
2nd Witness Signature

Print Name: Daniel Sax

Print Name: HOMER J. BASH

State of Pennsylvania

County of Allegheny

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on March 9, 2022, by **Robert Gottlieb and Laura Burke**, who () is/are personally known to me or who () produced a valid Pennsylvania Driver's license as identification.

[Signature]
Notary Public Signature
Printed Name: Aaron Gibson Jr
My Commission Expires: August 12, 2024

(NOTARY SEAL) Commonwealth of Pennsylvania - Notary Seal
AARON GIBSON JR., Notary Public
Allegheny County
My Commission Expires August 12, 2024
Commission Number 1376972

SURVEYOR'S REPORT

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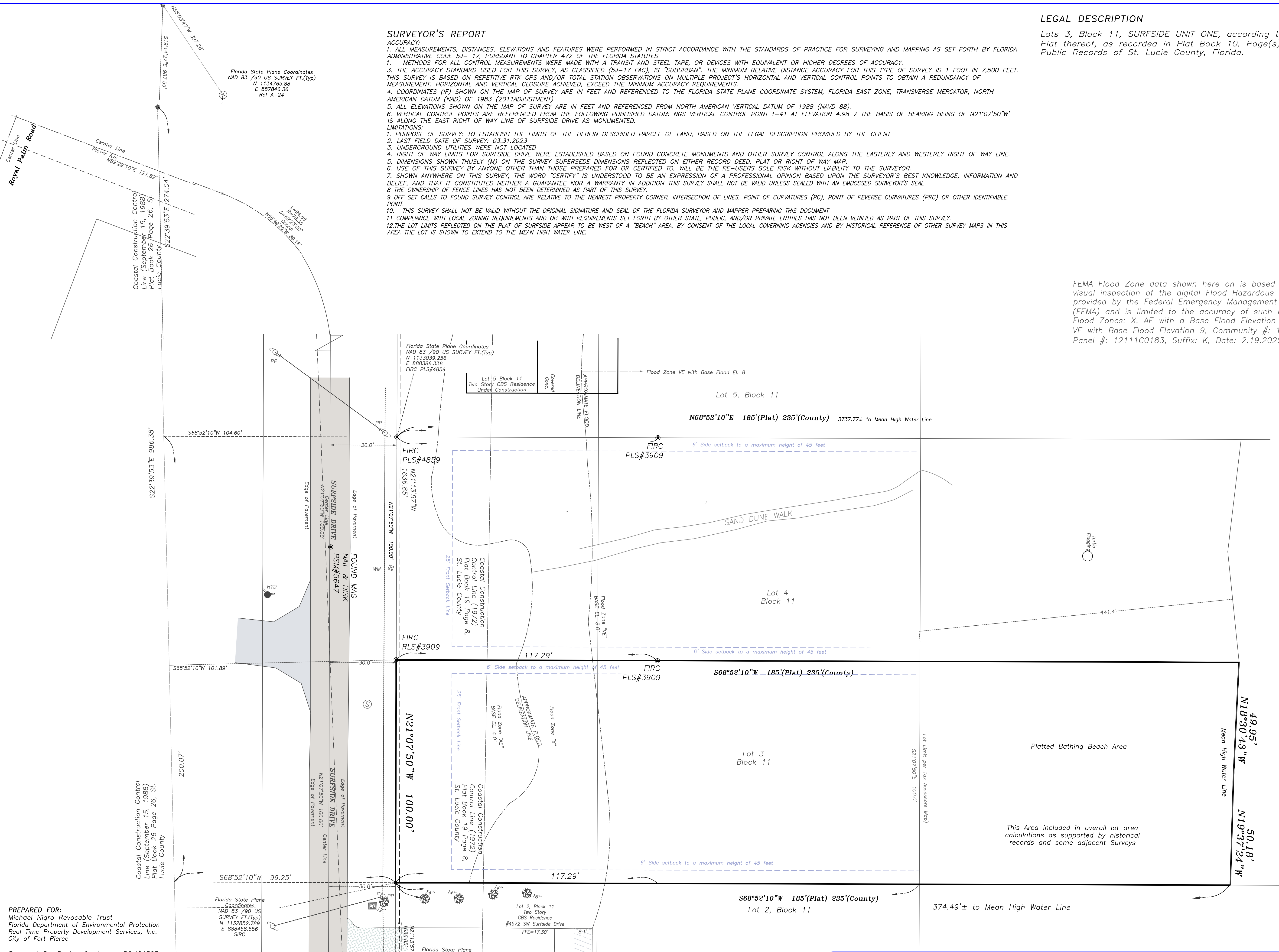
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Date	Revision Description	Sheet Title	Sheet No.
		Boundary Survey	1 of 1

SURVEYOR'S REPORT

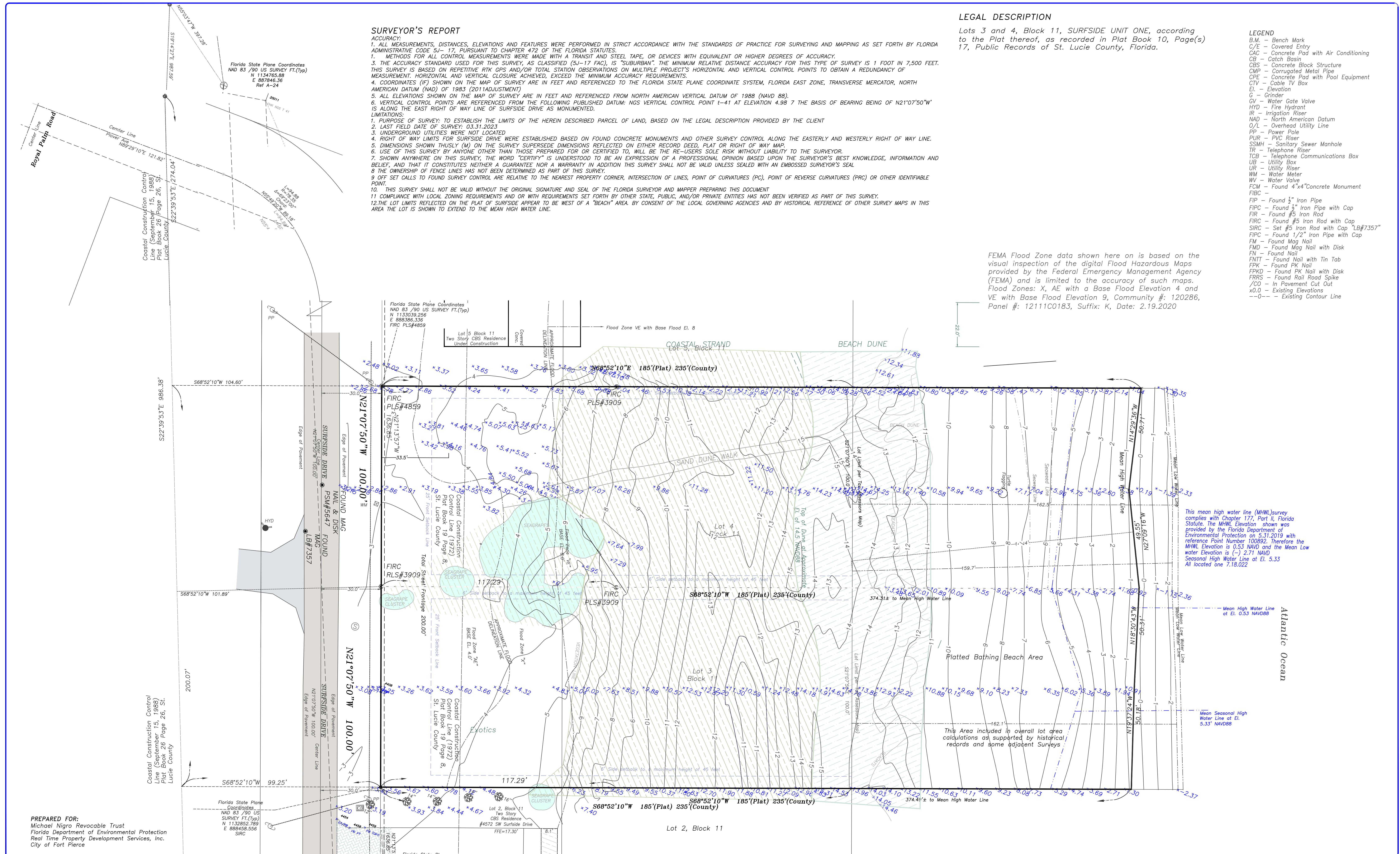
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LEGAL DESCRIPTION

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 - FPK - Found PK Nail
 - FPKD - Found PK Nail with Disk
 - FRS - Found Rail Road Spike
 - /CO - In Pavement Cut Out
 - x0.0 - Existing Elevations
 - 0-- - Existing Contour Line

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zones: X, AE with a Base Flood Elevation 4 and VE with Base Flood Elevation 9, Community #: 120286, Panel #: 12111C0183, Suffix: K, Date: 2.19.2020



This mean high water line (MHW) survey complies with Chapter 177, Part II, Florida Statutes. The MHW Elevation shown was provided by the Florida Department of Environmental Protection on 5.31.2019 with reference Point Number 100892. Therefore the MHW Elevation is 0.53 NAVD and the Mean Low Water Elevation is (-) 2.71 NAVD. Seasonal High Water Line at El. 5.33 All located one 7.18.022

This Area included in overall lot area calculations as supported by historical records and some adjacent surveys.

PREPARED FOR:
 Michael Nigro Revocable Trust
 Florida Department of Environmental Protection
 Real Time Property Development Services, Inc.
 City of Fort Pierce

Prepared By: Regina C. Karner, PSM#4363
 Karner Surveying, Inc. LB#7357

Prepared For:
Michael Nigro Revocable Trust
 St. Lucie County Florida

KARNER SURVEYING, INC.
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Date	Revision/Description	Sheet Title
6.19.23	Misc. Elevation	Boundary Survey
6.19.23		
6.19.23		
6.19.23		



Prepared by and Return to:
Michelle Leacock, an employee of
First International Title
107 North 2nd Street
Fort Pierce, FL 34950

File No.: 216886.2-41

WARRANTY DEED

This indenture made on **August 19, 2022** by **Fernando Vergara, a single person**, whose address is: 2170 SW 21st Street, Okeechobee, FL 34974 hereinafter called the "grantor", to **Michael Nigro, Trustee of The Michael Nigro Revocable Trust dated July 3, 2019**, whose address is: 11670 Lake Shore Place, N. Palm Beach, FL 33408, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie County, Florida**, to-wit:

Lot 3, Block 11, Surfside Unit One, according to the Plat thereof, recorded in Plat Book 10, Page(s) 17, of the Public Records of Saint Lucie County, Florida.

Parcel Identification Number: **2412-501-0123-000-7**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2021.

