

ORDINANCE 2014-9

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY  
RALPH CRAWFORD AND CYNTHIA L. CRAWFORD, HIS WIFE, INTO THE  
MUNICIPAL LIMITS OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA.

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WHEREAS, Ralph Crawford and Cynthia L. Crawford, his wife, are the owners of a tract of land described in attached Exhibit "A", which property is in the unincorporated area of St. Lucie County but contiguous to the Town of St. Lucie Village, Florida and reasonably compact; and

WHEREAS, Ralph Crawford and Cynthia L. Crawford have petitioned the Board of Aldermen to have the property annexed into the Town of St. Lucie Village, Florida and annexation would not create enclaves; and

WHEREAS, §171.044, Fla. Stat., specifies the procedure for voluntary annexation of real property into a municipality; and

WHEREAS, the terms and provisions of §171.044, Fla. Stat., have been met, including publication of notice and providing a copy of this Ordinance, via certified mail return receipt requested, to the St. Lucie County Board of County Commissioners.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. The above described land, which is more particularly described in Exhibit "A" attached hereto and incorporated herein, is hereby added to, taken into, made a part of, and annexed into the municipal limits of the Town of St. Lucie Village, Florida, and the municipal limits thereby redefined to include said property, the correct legal description of which is encompassed in attached Exhibit "A". A map depicting said property is also attached as Exhibit "B". A complete legal description by metes and bounds is attached as Exhibit "C".
2. Said property is deemed to fall within the current R-2 residential zoning.
3. A copy of this Ordinance shall be filed with the Clerk of the Circuit Court of the St. Lucie County, the Chief Administrative

Return to:  
Richard V, Neill, Jr. Esquire  
Neill, Griffin, Tierney, Neill & Marquis  
PO Box 1270, Ft. Pierce, FL 34954

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4015115 11/19/2014 at 04:02 PM  
OR BOOK 3691 PAGE 1907 - 1912 Doc Type: ORDN  
RECORDING: \$52.50

Officer of St. Lucie County, and the Department of State within seven (7) days after adoption of the Ordinance.

4. This Ordinance shall become effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St.

Lucie Village on this 18<sup>th</sup> day of November, 2014.

APPROVED:

BOARD OF ALDERMEN OF THE TOWN OF  
ST. LUCIE VILLAGE, FLORIDA

By:

William G. Thiess  
William G. Thiess, Mayor

ATTESTED:

By:

Diane C. Orme  
Diane C. Orme, Clerk

I, DIANE C. ORME, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, do hereby certify that this is a true and accurate copy of Ordinance **2014-9** which was duly introduced, read and adopted at the regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE VILLAGE, FLORIDA, held this 18<sup>th</sup> day of November, 2014.

Diane C. Orme  
DIANE C. ORME, CLERK

This Instrument Prepared by and Return to:

Anchor Land Title, Inc.

710 SW Port St. Lucie Blvd., Suite A  
Port St. Lucie, FL 34953  
(772) 621-8255

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 3943678 04/11/2014 at 12:44 PM  
OR BOOK 3621 PAGE 349 - 350 Doc Type: DEED  
RECORDING: \$18.50  
D DOC STAMP COLLECTION: \$525.00

Lawana M. Brown, CLC  
14-3394  
Parcel ID No.: 1433-502-0001-000/1

# Warranty Deed

18.50 525.00 \_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made and executed the 8 day of April, 2014 by

**Horned Frog, LLC, a Florida Limited Liability Company**

whose post office address is: 1580 Island Cove Road, Fort Pierce, FL 34949, herein called the grantor, to

**Ralph Crawford and Cynthia L. Crawford, husband and wife**

whose post office address is 5836 St. Rt. 133, Batavia, OH 45103, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

**Parcel 1:**

**Lots 1 and 3, OLSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, at Page 59, of the Public Records of St. Lucie County, Florida.**

**Parcel 2:**

**Lots 14, 15 and 16, Block B, M.D. HUNT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, at Page 47, of the Public Records of St. Lucie County, Florida; TOGETHER WITH that parcel of land lying South of Hunt Avenue extended, as shown on said plat of M.D. HUNT SUBDIVISION and North of Lot 15, Block B of said M.D. HUNT SUBDIVISION, bounded on the East by State Road No. 605 (Old Dixie Highway), and bounded on the West by Lot 14, Block B, of said M.D. HUNT SUBDIVISION.**

Subject to easement, restrictions, and reservations of record and to taxes for the year 2014 and thereafter.

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

**TO HAVE AND TO HOLD**, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all parties whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

**Horned Frog, LLC, a Florida Limited Liability Company**

Witness #1 Signature  
Lawana M. Brown  
Printed Witness #1  
Witness #2 Signature  
Barbara A. Watkins  
Printed Witness #2

By: John R. Langfitt  
**John R. Langfitt, MGRM**

STATE OF FLORIDA

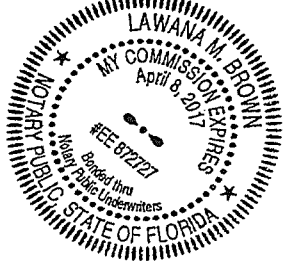
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8 day of April, 2014, by **John R. Langfitt, MGRM, of Horned Frog, LLC, a Florida Limited Liability Company** on behalf of the corporation who is personally known to me or who has produced Driver's License or \_\_\_\_\_ as identification and who did not take an oath.

SEAL

My Commission Expires:

4/8/2017



Lawana M. Brown  
Notary Signature  
Lawana M. Brown  
Printed Notary Name

EXHIBIT "B"

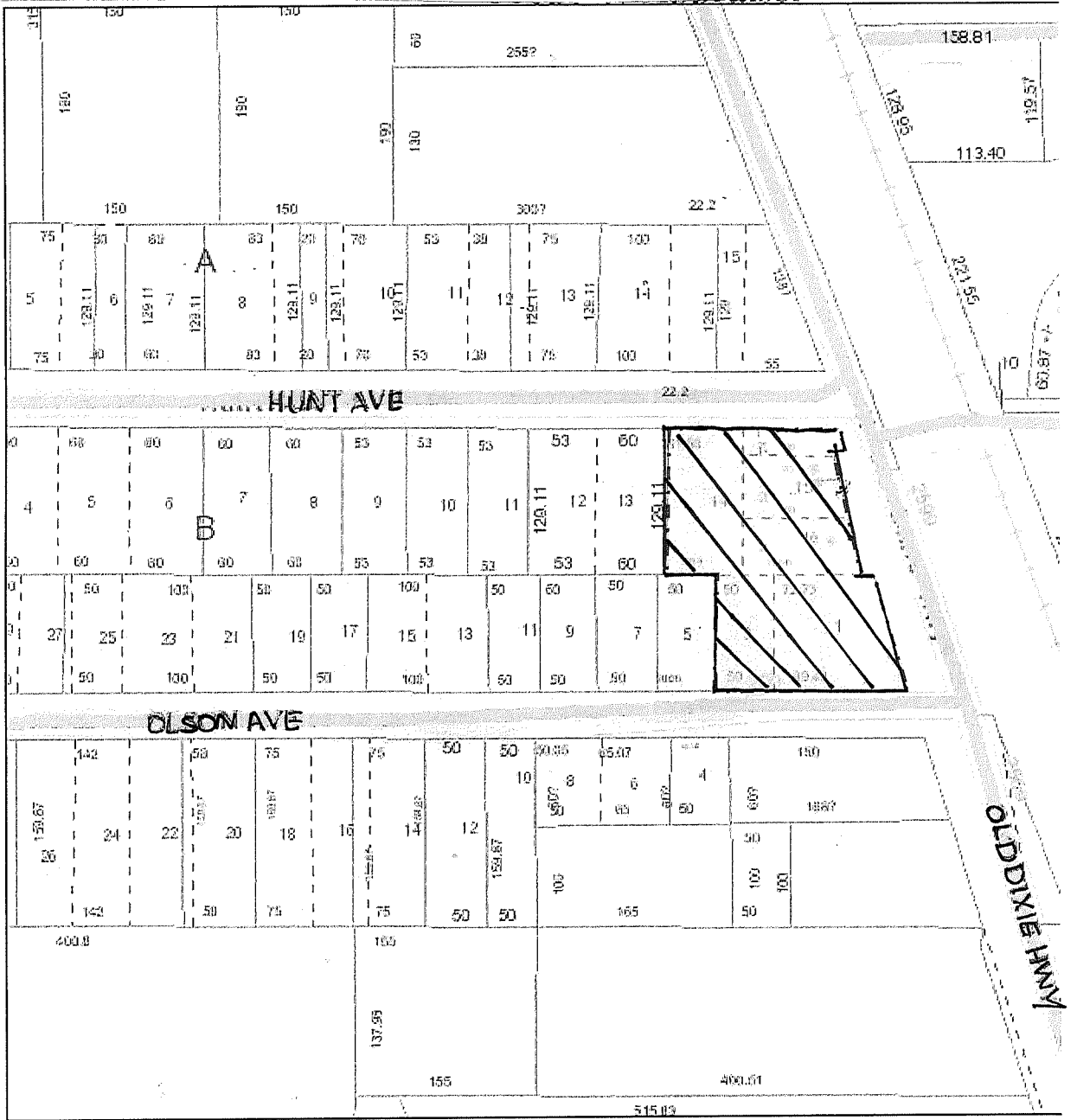


EXHIBIT "C"

Legal description by metes and bounds:

Property located in St. Lucie County, Florida, described as follows:

Begin at the SW corner of Lot 3 of OLSON'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 8, at Page 59, of the Public Records of St. Lucie County, Florida; thence proceed easterly along the south boundaries of said Lot 3 and Lot 1 to the SE corner of Lot 1 of said subdivision; thence proceed northerly along the eastern boundary of said Lot 1 to its NE corner; thence westerly along the north boundary of said Lot 1 to the SE corner of Lot 16, Block B, M.D. HUNT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 9, at Page 47, of the Public Records of St. Lucie County, Florida; thence northerly along the eastern boundaries of said Lot 16 and Lot 15 of said Block B to the NE corner of said Lot 15; thence proceed easterly, thence northerly and thence westerly around the following described parcel:

that parcel of land lying South of Hunt Avenue extended, as shown on said plat of M.D. HUNT SUBDIVISION and North of Lot 15, Block B of said M.D. HUNT SUBDIVISION, bounded on the East by State Road 605 (Old Dixie Highway), and bounded on the West by Lot 14, Block B, of said M.D. HUNT SUBDIVISION;

to the NE corner of Lot 14 of said Block B; thence westerly along the northern boundary of said Lot 14 to its NW corner; thence southerly along the western boundary of said Lot 14 to its SW corner; thence easterly along the southern boundary of said Lot 14 to the NW corner of Lot 3 of OLSON'S SUBDIVISION as referenced above; thence southerly along the western boundary of said Lot 3 to its SW corner and the point of beginning.