

ORDINANCE 2022-6

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY  
JAMES E. DEKKER AND ASHLEE R. DEKKER, INTO THE MUNICIPAL  
LIMITS OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA.

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WHEREAS, James E. Dekker and Ashlee R. Dekker, are the owners of a tract of land described in attached Exhibit "A" (the "together with" parcel), 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, James E. Dekker and Ashlee R. Dekker 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 with one single family residence permitted on the  
applicants' two parcels .

3. A copy of this Ordinance shall be filed with the Clerk of the  
Circuit Court of the St. Lucie County, the Chief Administrative 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 20<sup>th</sup> day of September, 2022.

APPROVED:

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

By: William G. Thies  
William G. Thies, Mayor

ATTESTED:

By: Mary Fowler  
Mary Fowler, ~~Acting~~ Clerk

I, Mary Fowler, Clerk of the TOWN OF ST. LUCIE VILLAGE, FLORIDA,  
do hereby certify that this is a true and accurate copy of Ordinance  
2021-1 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 20<sup>th</sup> day of September, 2022.

Mary Fowler  
Mary Fowler, ~~Acting~~ Clerk

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

File No.: 143912-41

## **WARRANTY DEED**

This indenture made on May 24, 2019, by **Atlantic Coast Real Estate of the Treasure Coast, LLC**, a Florida limited liability company whose address is: 4240 Gator Trace Avenue, Apt. F, Fort Pierce, FL 34982 hereinafter called the "grantor",

to **Ashlee Rose Dekker and James Edward Dekker, wife and husband** whose address is: 3033 Old Dixie Hwy., Fort Pierce, FL 34946, 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:

Beginning at the Southeast corner of Tract C-1 of Taylor Subdivision, according to the Plat thereof, recorded in Plat Book 9, Page 12, Public Records of St. Lucie County, Florida, thence run South 80°06'00" West along the South line of said Tract C-1 a distance of 150 feet; thence run North 13°16'00" West a distance of 100 feet; thence run North 80°06'00" East a distance of 150 feet to the West line of Old Dixie Highway; thence run South 13°16'00" East a distance of 100 feet to the Point of Beginning.

And together with the following described parcel of land:

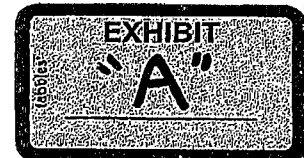
From the Southeast corner of Tract C-1 of Taylor Subdivision, according to the Plat thereof, recorded in Plat Book 9, Page 12, Public Records of St. Lucie County, Florida, run North 13°16'00" West along the West line of Old Dixie Highway right of way a distance of 100 feet to the Point of Beginning; thence run South 80°06'00" West a distance of 330 feet; thence run North 13°16'00" West a distance of 242.60 feet; thence continue North 45°15'00" West a distance of 97.5 feet to the South line of Chamberlain Boulevard right of way; thence Easterly along said right of way a distance of 50 feet; thence South 45°15'00" East 105.32 feet; thence South 13°16'00" East 210 feet; thence North 80°06'00" East 280 feet to the West Line of Old Dixie Highway right of way; thence South 13°16'00" East along the said right of way a distance of 50 feet to the Point of Beginning, **LESS AND EXCEPT THEREFROM** that portion conveyed to Mary M. Ebert, George Ebert, Katherine Ebert and Madeline Ebert by Warranty Deed recorded in Book 3765, page 1994, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 1428-802-0009-000/2 and 1428-802-0017-010/4

**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 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 2019.

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

Atlantic Coast Real Estate of the Treasure Coast, LLC  
a Florida limited liability company

by: *Laveta N. Gerhard*  
Laveta N. Gerhard, managing member

Signed, sealed and delivered in our presence:

*Veronika Swords*  
Witness Signature  
Print Name: Veronika Swords

*ACUISON L. VERANO*  
Witness Signature  
Print Name: ACUISON L. VERANO

State of FLORIDA  
County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on the 24<sup>th</sup> day of \_\_\_\_\_ 20\_\_\_\_, by Laveta N. Gerhard as member/manager of **Atlantic Coast Real Estate of the Treasure Coast, LLC, a Florida limited liability company** who is/are personally known to me or who has/have produced the following as identification: \_\_\_\_\_

*Veronika Swords*  
Notary Public  
Printed Name:  
My Commission expires:



# EXHIBIT "B"

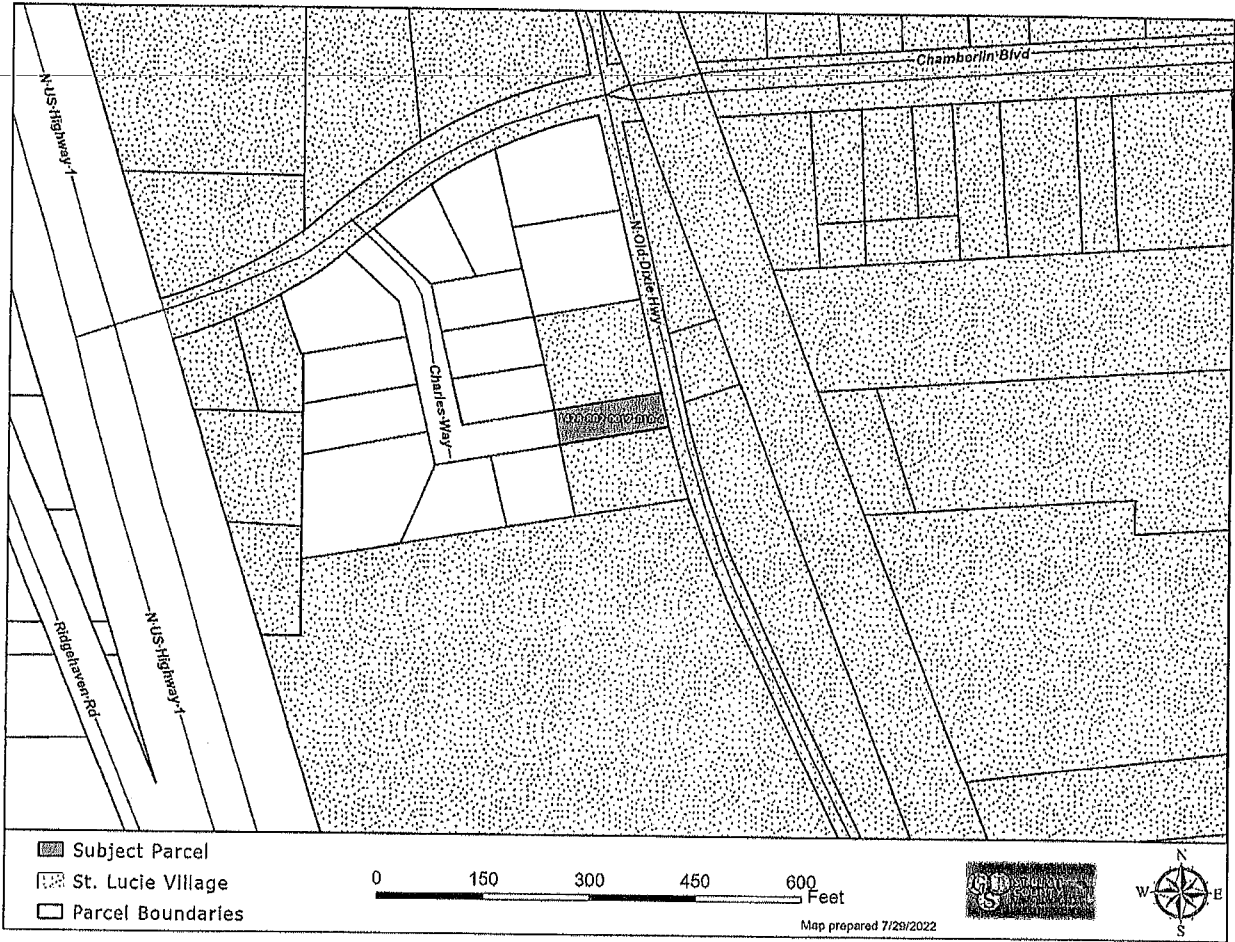


EXHIBIT "C"

Legal description by metes and bounds:

From the Southeast corner of Tract C-1 of Taylor Subdivision, according to the Plat thereof, recorded in Plat Book 9, Page 12, Public Records of St. Lucie County, Florida, run North  $13^{\circ}16'00''$  West along the West line of Old Dixie Highway right of way a distance of 100 feet to the Point of Beginning; thence run South  $80^{\circ}06'00''$  West a distance of 330 feet; thence run North  $13^{\circ}16'00''$  West a distance of 242.60 feet; thence continue North  $45^{\circ}15'00''$  West a distance of 97.5 feet to the South line of Chamberlain Boulevard right of way; thence Easterly along said right of way a distance of 50 feet; thence South  $45^{\circ}15'00''$  East 105.32 feet; thence South  $13^{\circ}16'00''$  East 210 feet; thence North  $80^{\circ}06'00''$  East 280 feet to the West line of Old Dixie Highway right of way; thence South  $13^{\circ}16'00''$  East along the said right of way a distance of 50 feet to the Point of Beginning, LESS AND EXCEPT THEREFROM that portion conveyed to Mary M. Ebert, George Ebert, Katherine Ebert and Madeline Ebert by Warranty Deed recorded in Book 3765, page 1994, of the Public Records of St. Lucie County, Florida.