

ORDINANCE 2012-11

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY JUSTIN J. FONDER AND DANIELLE M. FONDER, HUSBAND AND WIFE, INTO THE MUNICIPAL LIMITS OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA.

WHEREAS, Justin J. Fonder and Danielle M. Fonder, husband and wife, are the owners of a tract of land described in the deed attached as 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, Justin J. Fonder and Danielle M. Fonder 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.

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, or any portion not currently within the municipal limits, 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 hereto as Exhibit "C".

2. Said property is deemed to fall within the current R-1 zoning district, and is being annexed on the understanding that the property described in Exhibits "A" and "C" constitutes one lot, rather than two separate lots.

3. This annexation shall not be deemed an approval of any unpermitted structure on the property.

4. Upon posting or publishing, a copy of this Ordinance shall be sent, via certified mail return receipt requested, to the St. Lucie County Board of County Commissioners.

5. 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.

6. This Ordinance shall become effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this 21st day of August, 2012.

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 **2012-11** 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 21st day of August, 2012.

Diane C. Orme
DIANE C. ORME, CLERK

Prepared by, record & return to:
Karen Rae Hyche
PRESTIGE TITLE AGENCY, INC.
736 Colorado Ave. Ste. A
Stuart FL 3499
772-283-5590

EXHIBIT "A"

Property Appraisers Parcel ID#:
1428-605-0002-020/4 (house)
1428-605-0002-010/1 (vacant lot)
**PLEASE COMBINE THESE TWO
PARCEL ID NO'S INTO ONE PARCEL**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3666765 01/23/2012 at 09:15 AM
OR BOOK 3356 PAGE 2146 - 2147 Doc Type: DEED
RECORDING: \$18.50
D DOC STAMP COLLECTION: \$574.00

THIS WARRANTY DEED, Made the 13 day of January, 2012 by

RICHARD SCHALL, a single man

hereinafter called the Grantor, to **JUSTIN J. FONDER and DANIELLE M. FONDER, husband and wife**

whose post office address is 242 Euclid St., Fort Pierce FL 34946
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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$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, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO & MADE A PART HEREOF.

SUBJECT TO restrictions, reservations, easements & conditions of record; all governmental zoning.

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, and hereby 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, 2011.

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:

Karen Rae Hyche
Witness Signature (as to first grantor)

Karen Rae Hyche
Michelle Mrozek
Witness Signature (as to first grantor)
Michelle Mrozek

Richard Schall
Grantor Signature
Richard Schall
PO Box 236, Port Salerno FL 34992
Post Office Address

STATE OF FLORIDA)
COUNTY OF MARTIN)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **RICHARD SCHALL** known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken. (Check one): ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: driver license.

SEAL

MY COMMISSION EXPIRES:



Witness my hand and official seal in the County and State last aforesaid this 13 day of January, 2012.

Karen Rae Hyche
Notary Signature
Karen Rae Hyche

EXHIBIT "A"

Parcel 1:

Beginning at the Southeast corner of Tract 1, Resubdivision of Surora Heights, as recorded in Plat Book 7, Page 14, of the Public Records of St. Lucie County, Florida, run West 171 feet to the point of beginning for the parcel described herein; thence run North $18^{\circ} 06'$ West a distance of 126.75 feet; thence run East 79 feet, thence run South $21^{\circ} 51'$ East for a distance of 129.83 feet, thence run West 88 feet to the point of beginning.

Parcel 2:

Beginning at the Southeast corner of Tract 1, Resubdivision of Surora Heights, as recorded in Plat Book 7, Page 14 of the Public Records of St. Lucie County, Florida, run West 83 feet, thence run N $21^{\circ} 52'$ West a distance of 129.83 feet, thence run East 83 feet; thence run S $21^{\circ} 52'$ East a distance of 129.83 feet to the point of beginning for the parcel described herein.

AND also described as follows:

Beginning at the Southeast corner of Tract 1, Resubdivision of Surora Heights, as recorded in Plat Book 7, at Page 14, of the Public Records of St. Lucie County, Florida, run West 171 feet, thence run North $18^{\circ} 06'$ West 126.75 feet, thence run East 162 feet, thence run South $21^{\circ} 51' 30''$ East for a distance of 129.83 feet to the Point of Beginning.

Bearings shown hereon are based on the North right of way line of Euclid Street as platted and bears N $90^{\circ} 00' 00''$ W.

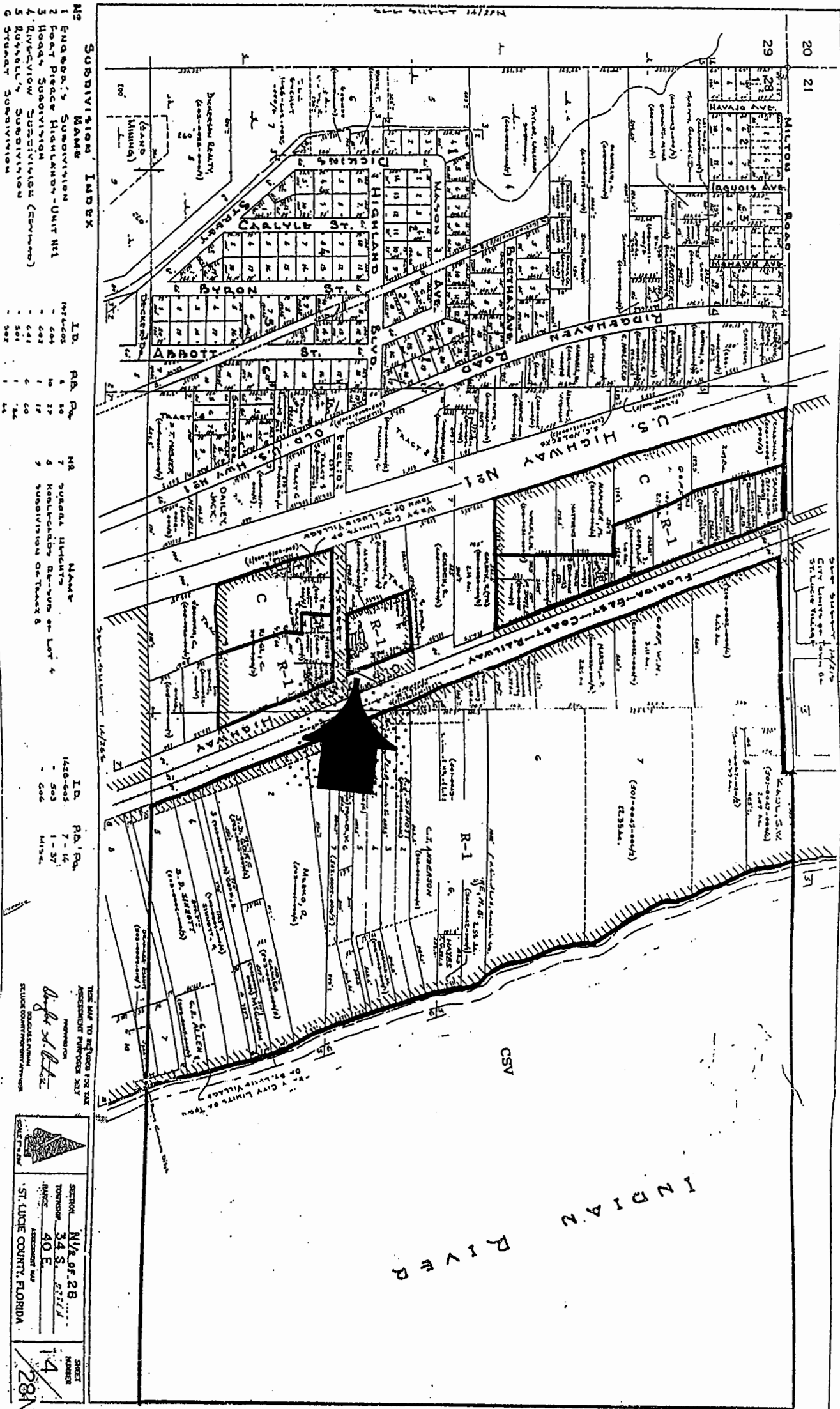


EXHIBIT "C"

Legal Description by Metes and Bounds:

Parcel 1:

Beginning at the Southeast corner of Tract 1, Resubdivision of Surora Heights, as recorded in Plat Book 7, Page 14, of the Public Records of St. Lucie County, Florida, run West 171 feet to the point of beginning for the parcel described herein; thence run North $18^{\circ}06'$ West a distance of 126.75 feet; thence run East 79 feet, thence run South $21^{\circ}51'$ East for a distance of 129.83 feet, thence run West 88 feet to the point of beginning.

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