

ORDINANCE 2012-9

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY JOY SUMMERLIN YANCY AND PEGGY LEE ALLEN, INTO THE MUNICIPAL LIMITS OF THE TOWN OF ST. LUCIE VILLAGE, FLORIDA.

WHEREAS, Joy Summerlin Yancy and Peggy Lee Allen, 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, Joy Summerlin Yancy and Peggy Lee Allen 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, 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 annexed on the understanding that dock building and associated storage, outboard motor repair and welding will be permitted thereon, and its current zoning, Light Industrial, is deemed to continue until adoption of a Future Land Use and Zoning, anticipated to be Light Industrial, by the Town of St. Lucie Village.

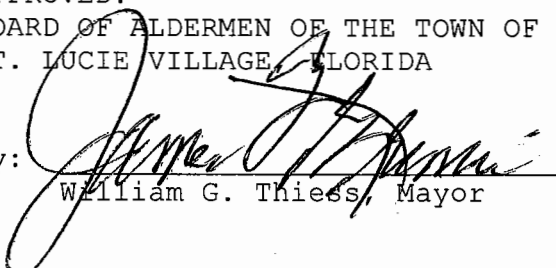
3. Upon posting or publishing, a copy of this Ordinance shall be sent, via certified mail return receipt requested, to the St. Lucie County Board of County Commissioners.

4. 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.

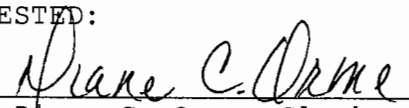
5. This Ordinance shall become effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St. Lucie Village on this 19th day of June, 2012.

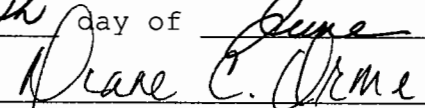
APPROVED:
BOARD OF ALDERMEN OF THE TOWN OF
ST. LUCIE VILLAGE, FLORIDA

By: 
William G. Thiess, Mayor

ATTESTED:

By: 
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 **2012-9** 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 19th day of June, 2012.


DIANE C. ORME, CLERK

This Document Prepared by and Return to Box 76

Frank H. Fee, IV, Esq.
500 Virginia Ave., Suite 200
Fort Pierce, FL 34982

EXHIBIT "A"

Parcel ID Number: 1433-142-0010-000/3

Special Warranty Deed

This Indenture, Made this 24th day of January, 2008 A.D. Between
Herman Summerlin, Sr., a married adult

of the County of St. Lucie, State of Florida, grantor, and
Joy Summerlin Yancy and Peggy Lee Allen

whose address is: 235 Bimini Drive, Fort Pierce, FL 34949

of the County of St. Lucie, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie State of Florida to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: Restrictions, reservations, mortgages, liens and
easements of record, if any, provided, however, that this reference
shall not serve to reimpose the same; and takes accruing subsequent
to December 31, 2007.

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is 2801
North Indian River Drive, Fort Pierce, FL 34946.

This deed was prepared based upon information provided by the parties
hereto and without the benefit of title examination. By the delivery
(by Grantor) and acceptance (by Grantee) of this deed, the Grantor
and Grantee agree to indemnify and hold harmless the preparer of this
deed from any and all liability arising by reason of matters which
would have been revealed by a search of the public records.

Together with all 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 grantees that grantor is lawfully seized of said land in fee simple; that grantor has
good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed WENDY LOUNDS
Witness

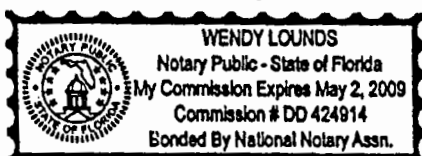
Herman Summerlin, Sr. (Seal)
P.O. Address: 2801 N. Indian River Drive, Fort Pierce, FL 34946

Printed CORINNE BURNSIDE
Witness

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 24th day of January, 2008 by
Herman Summerlin, Sr., a married adult

he is personally known to me or he has produced his Florida driver's license as identification.



Printed Name: WENDY LOUNDS
Notary Public
My Commission Expires:

"EXHIBIT A"

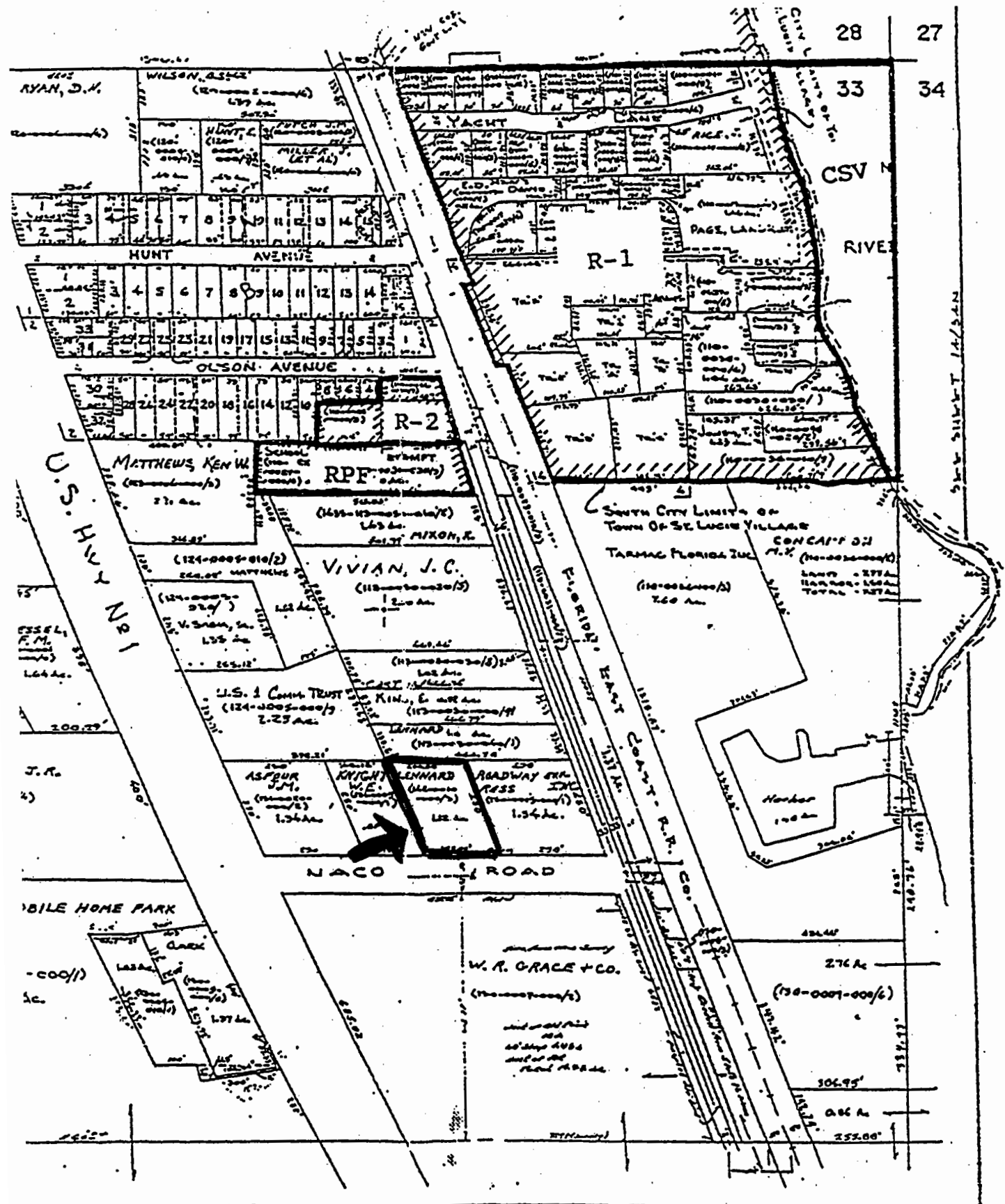
Being a parcel of land lying in Government Lots 1, 2, 3 and 4, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida, the boundary of said parcel being more particularly described as follows:

Commencing at a point marking the intersection of the East right of way line of U.S. Highway #1 (State Road #5) with the north right of way line of Naco Road, thence proceed South 89 degrees 59 minutes 41 seconds East along said North right of way line of Naco Road for a distance of 400 feet to the point of beginning; thence run North 23 degrees 39 minutes 23 seconds West 255.83 feet; thence run South 89 degrees 59 minutes 41 seconds East on a line parallel with the North right of way line of Naco Road a distance of 214.58 feet to a point 250 feet Westerly of the West right of way line of Old Dixie; thence run South 20 degrees 23 minutes 41 seconds East 250 feet to the North right of way line of Naco Road; thence run North 89 degrees 59 minutes 41 seconds West 199.05 feet to the point of beginning. Containing 1.11 acres, more or less.

COPY

COPY

EXHIBIT "B"



PREPARED FOR
Douglas S. Purum
 DOUGLAS S. PURUM
 ST. LUCIE COUNTY PROPERTY APPRAISER



ASSESSMENT MAP
 ST. LUCIE COUNTY, FLORIDA
 COMPILED & DRAWN BY
 BURROUGHS & ASSOCIATES, INC.
 ST. PETERSBURG, FLORIDA

SECTION N/2 OF 33
 TOWNSHIP 34 S.
 RANGE 40 E.
 COMPILED & DRAWN 1968
 REVISION DATES
 TRACING PRINT

SHEET
 NUMBER
14

33N

SCALE IN 1/16 OF AN INCH

EXHIBIT "C"

Legal Description by Metes and Bounds:

Being a parcel of land lying in Government Lots 1, 2, 3 and 4, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida, the boundary of said parcel being more particularly described as follows:

Commencing at a point marking the intersection of the East right of way line of U.S. Highway #1 (State Road #5) with the north right of way line of Naco Road, thence proceed South 89 degrees 59 minutes 41 seconds East along said North right of way line of Naco Road for a distance of 400 feet to the point of beginning; thence run North 23 degrees 39 minutes 23 seconds West 255.83 feet; thence run South 89 degrees 59 minutes 41 seconds East on a line parallel with the North right of way line of Naco Road a distance of 214.58 feet to a point 250 feet Westerly of the West right of way line of Old Dixie; thence run South 20 degrees 23 minutes 41 seconds East 250 feet to the North right of way line of Naco Road; thence run North 89 degrees 59 minutes 41 seconds West 199.05 feet to the point of beginning.