



**TRANSMITTAL  
(VIA HAND DELIVERY)**

<b>Date:</b>	September 20, 2018		
<b>To:</b>	Catherine Riiska Martin County Growth Management Dept.		
<b>From:</b>	Morris A. Crady, AICP		
<b>Subject:</b>	The Reserve at Jensen Beach, Revised Master & Final Site Plan Application (MC Project #S185-012)	<b>Project No.</b>	18-021

In response to the attached completeness letter dated September 5, 2018, please find enclosed the application fee check in the amount of \$12,000.00, the original application package, an additional set of plans, and a CD of all.

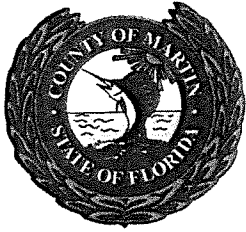
Below are the responses to the items requiring additional attention in the completeness letter.

**Item #1: Property owners list** - Acknowledged.

**Item #2: Utilities-related calculations** – See enclosed calculations by Captec Engineering.

Also provided is the certification for the posting of the sign on the property.

If you have any questions or need additional information, please feel free to contact me or my assistant, Shirley Lyders.



DOUG SMITH  
Commissioner, District 1

ED FIELDING  
Commissioner, District 2

HAROLD E. JENKINS II  
Commissioner, District 3

SARAH HEARD  
Commissioner, District 4

EDWARD V. CIAMPI  
Commissioner, District 5

TARYN KRYZDA, CPM  
County Administrator

SARAH W. WOODS  
County Attorney

# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

Telephone: (772) 288-5495  
Fax: (772) 288-5764  
Email: nikkiv@martin.fl.us

September 5, 2018

Mr. Morris Crady  
Lucido & Associates  
701 SE Ocean Boulevard  
Stuart, FL 34994

Application No: DEV2018080017  
Project Number: S185-012

RE: Completeness Review  
THE RESERVE AT JENSEN BEACH (FKA SAVANNAH  
APARTMENTS) REVISED MAJOR MASTER AND FINAL SITE  
PLAN

Dear Mr. Crady,

The above referenced application has been determined to be complete for review by the County. Catherine Riiska will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to her attention.

Although the review was determined complete, the following items need additional attention.

**Item #1: PROPERTY OWNERS:** Certified list of property owners to be notified by letter of the public hearings

Comments: To be provided at a later date. Required no later than 14 days prior to a scheduled hearing.

**Item #2:** Provide utilities-related calculations (as applicable) including lift station, fire flow (non-residential), irrigation (if using potable or reclaimed) and grease interceptor sizing.

Comments: Required. Please provide.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of **\$12,000.00** (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for this completeness review.

TELEPHONE  
772-288-5400

WEB ADDRESS  
<http://www.martin.fl.us>

Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and individuals who participate in the review process for this application. At the end of the review period, you will be provided with a copy of a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number S185-012 must be included on the sign(s). Prior to preparing your sign, please read Section 10.6 Article 10 L.D.R., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,

A handwritten signature in black ink, reading "Nicki van Vonno". The signature is fluid and cursive, with the first name "Nicki" being more prominent and the last name "van Vonno" written in a continuous, flowing script.

Nicki van Vonno, AICP  
Growth Management Director

NvV:CR:kk

cc: Mr. Alex Aydelotte, Savannah Investments, LLC and Davelu, LLC  
309 SE Osceola Street, Ste. 104, Stuart, FL 34994

Doug Fitzwater  
220 Hibiscus Avenue  
Stuart, FL 34996

Ms. Shirley Lyders  
Lucido & Associates  
701 SE Ocean Blvd.  
Stuart, FL 34994

Notice of Proposed Development  
The Reserve at Jensen Beach  
File Number: S185-012

Dear Ms. Lyders:

This is to certify that the above referenced signs were installed per Martin County requirements and comply with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.



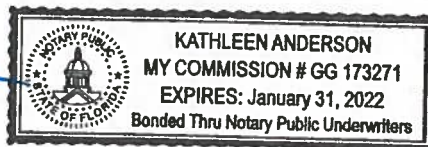
Doug Fitzwater

State of Florida  
County of Martin

Doug Fitzwater, who is personally known to me, acknowledged the forgoing instrument before me on September 19, 2018.



Notary Public, State of Florida





**NOTICE PROPOSED DEVELOPMENT**  
**THE RESERVE AT JENSEN BEACH**

DATE, TIME AND PLACE OF HEARING(S) AND  
OTHER INFORMATION AVAILABLE FROM  
MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT  
CALL 772-288-5495

**FILE NUMBER S185-012**





## lucido&associates

August 30, 2018

HAND DELIVERY

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: The Reserve at Jensen Beach (formerly known as Savannah Apartments) – Application for Revised Master / Final Site Plan, with Certificate of Public Facilities Reservation (Our ref. #18-021)**

Dear Nicki:

On behalf of the applicant, Savannah Investments, LLC and Davelu, LLC, we are pleased to submit this application for Revised Master / Final Site Plan approval for this project located between Savannah Road and the FEC Railroad in Jensen Beach. As specifically described in the Project Narrative, the County originally approved the master plan on October 23, 2012 and the development order remains in compliance with the timetable of development schedule by way of various legislative extensions.

The proposed project, which is generally consistent with the approved master plan, consists of 197 multi-family units in nine, 3-story buildings and a clubhouse/pool amenity on approximately 23 acres including almost 6 acres of upland preservation. It has been designed in accordance with the existing COR-2 and RM-8 zoning districts, and all applicable Comprehensive Plan policies and land development regulations. The project was most recently discussed at a pre-application workshop on March 29, 2018.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional set of the 24x36 plans will be submitted upon a completeness determination):

1. Application form;
2. Digital submittal affidavit;
3. Project narrative;
4. Notarized power of attorney by Savannah Investments, LLC for representation by Lucido & Associates;
5. Disclosure of Interest Affidavit by Savannah Investments, LLC;
6. Notarized power of attorney by Davelu, LLC for representation by Lucido & Associates;
7. Disclosure of Interest Affidavit by Davelu, LLC;
8. The recorded deeds documenting ownership (ORB 1839, PG 492, ORB 2443, PG 1719 and ORB 2443, PG 1721)
9. The no property transfer statement;
10. The legal description;
11. Existing recorded Unity of Title;
12. Location map;
13. Signed & sealed engineer's opinion of probable excavation, fill and hauling;
14. Signed & sealed stormwater report;
15. Signed & sealed stormwater maintenance plan;
16. Signed & sealed traffic impact analysis;

17. Wildfire Scoresheet;
18. School impact worksheet;
19. Preserve Area Management Plan (includes Environmental Assessment and Listed Species Survey);
20. Landscaping alternative compliance request;
21. Utility service letters;
22. Proposed water sources;
23. Utilities service agreement information form;
24. Aerial map;
25. Signed & sealed boundary and topographic survey (includes tree survey), and digital copy of same;
26. The proposed revised master / final site plan, and digital copy of same;
27. The stamped-approved master plan;
28. Signed & sealed land clearing and erosion control plan;
29. Signed & sealed construction plans;
30. Reduced copy (11x17) of the architectural elevations and floor plans;
31. Landscape plan; and
32. Lighting plan.

In addition to these items, I have also enclosed a copy of the **Land Swap Exhibit** that was discussed at the March 29<sup>th</sup> pre-application workshop. Our project attorney, Terry McCarthy, has been coordinating with the County staff, namely Colleen Holmes, to complete the land swap with the County separate and independent of this application.

Per our discussion at the workshop, I have also enclosed a **Comprehensive Growth Management Plan Density Transition Zone Compliance Analysis** and a follow-up E-mail dated May 4, 2018 from Paul Schilling, which is enclosed therein.

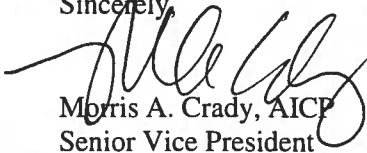
The required state and federal permits will be provided prior to commencement of construction (Option 2). The following standard application materials are not provided for the reasons indicated:

- **Land dedication documentation** - Not applicable because no land is proposed or required to be donated.
- **Evacuation Plan** - Not applicable since the property is not located in a hurricane surge area.
- **Environmental Assessment** – See Preserve Area Management Plan.
- **Environmental waiver** – No waivers or exceptions are required or proposed.
- **Groundwater model** – Not applicable because no potable wells are required or proposed.
- **Signed & sealed lift station calculations** – Provided directly to the Utilities Department
- **Phasing plan** – No phasing is proposed.
- **Surrounding property owners list** – Provided prior to the public hearing.

Upon a determination of completeness, we will submit the additional set of 24x36 plans for and the application fee in the amount of \$12,000.00.

Please feel free to contact me or my assistant, Shirley Lyders, if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President  
Copy Team



Martin County, Florida  
Growth Management Department  
DEVELOPMENT REVIEW DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5501 [www.martin.fl.us](http://www.martin.fl.us)

# DEVELOPMENT REVIEW APPLICATION

## A. General Information:

1. **Type of Application:** Revised Major Master and Final Site Plan
2. **Proposed Development's Name:**  
THE RESERVE AT JENSEN BEACH
3. **Former Development's Name:**  
SAVANNAH APARTMENTS
4. **Previous Project Number:** S185-011
5. **Pre-Application Meeting Date:** MARCH 29, 2018
6. **Property Owner:**  
Name or Company Name SAVANNAH INVESTMENTS, LLC AND DAVELU, LLC  
Company Representative ALEX AYDELOTTE  
Address 309 SE OSCEOLA STREET, SUITE 104  
City STUART State FL Zip 34994  
Phone        -        -        Fax        -        -         
Email ALEX@FLORIDA-COMMERCIAL.NET
7. **Agent:** Select from the List  
Name or Company Name LUCIDO & ASSOCIATES  
Company Representative MORRIS A. CRADY  
Address 701 SE OCEAN BOULEVARD  
City STUART State FL Zip 34994  
Phone 772 - 220 - 2100 Fax 772 - 223 - 0220  
Email MCRADY@LUCIDODESIGN.COM
8. **Contract Purchaser:** Select from the List  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_
9. **Land Planner:** Same as the Agent  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_



Same as Agent  
**10. Landscape Architect:**  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Select from the list  
**11. Surveyor:**  
Name or Company Name BETSY LINDSAY, INC.  
Company Representative BETSY LINDSAY  
Address 7997 SW JACK JAMES DRIVE  
City STUART State FL Zip 34997  
Phone 772 - 286 - 5753 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email BLINDSAY@BETSYLINDSAY.COM

Select from the list  
**12. Civil Engineer:**  
Name or Company Name CAPTEC ENGINEERING  
Company Representative STEVE MARQUART  
Address 301 NW FLAGLER AVENUE  
City STUART State FL Zip 34994  
Phone 772 - 692 - 4344 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email SMARQUART@GOCAPTEC.COM

Same as Civil Engineer  
**13. Traffic Engineer:**  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

Select from the list  
**14. Architect:**  
Name or Company Name MARC WIENER & ASSOCIATES  
Company Representative MARC WIENER  
Address 851 S. FEDERAL HIGHWAY, SUITE 203  
City BOCA RATON State FL Zip 33432  
Phone 561 - 750 - 4111 Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email MARC@MWARCHITECTURE.COM

Select from the list  
**15. Attorney:**  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

16. **Environmental Planner:** Same as Agent  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

17. **Other Professional:** \_\_\_\_\_  
Name or Company Name \_\_\_\_\_  
Company Representative \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Email \_\_\_\_\_

18. **Parcel Control Number(s):**  
27-37-41-007-000-00161-0 \_\_\_\_\_  
27-37-41-007-000-00150-0 \_\_\_\_\_  
27-37-41-005-000-00020-0 \_\_\_\_\_

**19. Certifications by Professionals:**

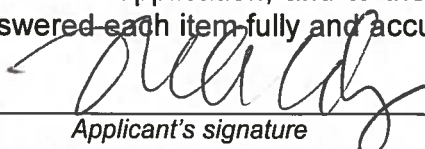
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

*When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial.*

☒ This box must be checked if the applicant waives the limitations.

**B. Applicant or Agent Certification:**

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

  
\_\_\_\_\_  
Applicant's signature  
MORRIS A. CRADY  
\_\_\_\_\_  
Printed name

8-29-18  
\_\_\_\_\_  
Date

# NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 29th day of August, 2018, by MORRIS A. CRADY.

He or she

☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

*Shirley Lyders*  
Notary public signature

\_\_\_\_\_  
Printed name

State of \_\_\_\_\_ at-large





Martin County Development Review  
Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project The Reserve @ Jensen Beach is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

8-29-18  
Date



## **PROJECT NARRATIVE**

### **The Reserve at Jensen Beach Revised Master and Major Final Site Plan Application August 30, 2018**

#### ***Existing Property Characteristics***

The 23-acre (+/-) subject property is located between Savannah Road and the FEC Railroad in Jensen Beach. The property is bordered to the north by an existing mobile home park and to the south by the VFW meeting hall and vacant lands owned by the Florida Inland Navigational District (FIND). On October 23, 2012, the County approved a Master Site Plan development order for an upscale apartment complex with a maximum of 197 units. The Master Plan development order is in compliance with the timetable for construction by way of several legislative extensions that have been approved by the State and acknowledged by the County.

The property is designated for COR and Medium Density Residential future land use with a corresponding COR-2 and RM-8 zoning district. The site is vacant and consists primarily of native sand pine scrub habitat, but has been impacted by surrounding development and public drainage improvements including the maintenance of Warner Creek and a drainage ditch that conveys stormwater from Savannah Road east to Warner Creek. The area along the FEC railroad also appears to have been previously impacted by the construction and operation of the railroad.

#### ***Proposed Revised Master/Final Site Plan***

The proposed project, which consists of 197 multi-family units in nine, 3-story buildings and a clubhouse/pool amenity, has been designed in accordance with the existing COR-2 and RM-8 zoning districts and is generally consistent with the approved master plan. The project was most recently discussed at a pre-application workshop on March 29, 2018 at which time the applicant confirmed the following design issues with County staff:

- Compliance with the density transition zone policies;
- Deed of property from Martin County to the property owner and relocation of an existing 45' wide drainage easement that extends from Savannah Road to Warner Creek;
- Maximum height of buildings in COR-2 zoning is 30 feet;
- Maximum height of buildings in RM-8 zoning is 40 feet;
- Open space in COR-2 zoning is 40%;
- Open space in RM-8 zoning is 50%;
- Design of the traffic circle/oval on Savannah Road;
- Compliance with perimeter buffer and preserve area requirements; and
- Availability of water and wastewater services from Martin County Utilities.

The project has been designed in accordance with these requirements and all applicable land development regulations.

***Savannah Investments, LLC***  
***309 SE Osceola Street, Suite 104***  
***Stuart, Florida 34994***

August 22, 2018

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: The Reserve @ Jensen Beach (formerly  
known as Savannah Apartments)

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Savannah Investments, LLC** during the governmental review process of the Revised Master and Final Site Plan application.

Sincerely,

SAVANNAH INVESTMENTS, LLC,  
a Florida limited liability company

By:   
Alex Aydelotte, Managing Member

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing was acknowledged before me this 24<sup>th</sup> day of August, 2018,  
by Alex Aydelotte, Managing Member of SAVANNAH INVESTMENTS, LLC, a  
Florida limited liability company. He ☒ is personally known to me or [ ] has produced  
\_\_\_\_\_ as identification.

(Notarial Seal)

  
NOTARY PUBLIC

My Commission Expires:

Sept 22, 2019





## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Savannah Investments, LLC, a Florida limited liability company	309 SE Osceola Street, Suite 104 Stuart, FL 34994

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
See attached Division of Corporations summary for names, titles and addresses of officers		
Alex Aydelotte	309 SE Osceola Street, Suite 104 Stuart, FL 34994	50%
Tom Aydelotte	309 SE Osceola Street, Suite 104 Stuart, FL 34994	50%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
None		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
None				

(If more space is needed attach separate sheet)

- Status defined as:

A = Approved  
P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

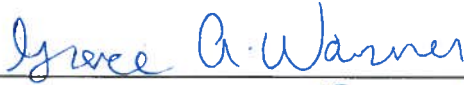
FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
\_\_\_\_\_  
Alex Aydelotte

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 24<sup>th</sup> day of August 2018, by ALEX AYDELOTTE, who is personally known to me or have produced \_\_\_\_\_ as identification. ✓

  
\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: Grace A. Warner  
My Commission Expires: Sep. 22, 2019

(Notary Seal)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SAVANNAH INVESTMENTS, LLC

### Filing Information

**Document Number** L03000043566  
**FEI/EIN Number** 20-0377152  
**Date Filed** 11/12/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

309 SE OSCEOLA ST  
104  
STUART, FL 34994

Changed: 04/08/2015

### Mailing Address

PO BOX 2393  
STUART, FL 34995

Changed: 03/09/2009

### Registered Agent Name & Address

AYDELOTTE, ALEX  
309 SE OSCEOLA ST  
104  
STUART, FL 34994

Address Changed: 04/08/2015

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

AYDELOTTE, ALEX  
P.O. BOX 2393  
STUART, FL 34995

Title MGR

AYDELOTTE, W THOMAS

P.O. BOX 2393  
STUART, FL 34995

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	04/02/2016
2017	03/24/2017
2018	03/12/2018

**Document Images**

<a href="#">03/12/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/12/2003 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**EXHIBIT A**  
**THE RESERVE AT JENSEN BEACH**  
**LEGAL DESCRIPTION**

PARCEL 1: LOT 15, DESTEUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTEUBEN'S SUBDIVISION: ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTEUBEN'S SUBDIVISION, LOT 15 OF DESTEUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0

**AND TOGETHER WITH**

THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.

TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTEUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0

**AND TOGETHER WITH**

ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0

**CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.**



**AND TOGETHER WITH**

AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

**Davelu, LLC**  
**759 South Federal Highway, Suite 217**  
**Stuart, Florida 34994**

August 22, 2018

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

Re: The Reserve @ Jensen Beach (formerly  
known as Savannah Apartments)

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Davelu, LLC** during the governmental review process of the Revised Master and Final Site Plan application.

Sincerely,

DAVELU, LLC,  
a Florida limited liability company

By:   
David Christenson, Managing Member

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing was acknowledged before me this 24 day of August, 2018,  
by David Christenson, Managing Member of DAVELU, LLC, a Florida limited  
liability company. He ☒ is personally known to me or [ ] has produced \_\_\_\_\_  
\_\_\_\_\_ as identification.

(Notarial Seal)

  
NOTARY PUBLIC

My Commission Expires: Sept 22, 2019



## DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Davelu, LLC, a Florida limited liability company	759 South Federal Highway, Suite 217 Stuart, FL 34994

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
See attached Division of Corporations summary for names, titles and addresses of officers		
David Christenson	759 South Federal Highway, Suite 217 Stuart, FL 34994	50%
Lucille Christenson	759 South Federal Highway, Suite 217 Stuart, FL 34994	50%

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

<b>Name</b>	<b>Address</b>	<b>Interest</b>
None		

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

<b>Application Name and/or Project Number</b>	<b>Names &amp; Addresses of Parties involved</b>	<b>Date</b>	<b>Type of Application</b>	<b>Status of Application*</b>
None				

(If more space is needed attach separate sheet)

- Status defined as:

A = Approved  
P = Pending  
D = Denied  
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

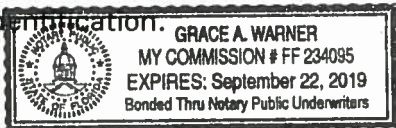
FURTHER AFFIANT SAYETH NOT.

AFFIANT

  
David Christenson

STATE OF Florida  
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 24th day of August 2018, by David Christenson, who is personally known to me or have produced as identification.



(Notary Seal)

Grace A. Warner  
Notary Public, State of Florida  
Print Name: GRACE A. WARNER  
My Commission Expires: Sept 22, 2019



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company

DAVELU, L.L.C.

### Filing Information

**Document Number** L05000030705

**FEI/EIN Number** 20-3430155

**Date Filed** 03/29/2005

**State** FL

**Status** ACTIVE

### Principal Address

759 SOUTH FEDERAL HIGHWAY

SUITE 217

STUART, FL 34994

Changed: 01/04/2011

### Mailing Address

759 SOUTH FEDERAL HIGHWAY

SUITE 217

STUART, FL 34994

Changed: 01/04/2011

### Registered Agent Name & Address

CHRISTENSON, DAVID

759 SOUTH FEDERAL HIGHWAY, SUITE 217

STUART, FL 34994

Address Changed: 01/04/2011

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

CHRISTENSON, DAVID AMGRM

759 SOUTH FEDERAL HIGHWAYM SUITE 217

STUART, FL 34994

Title MGRM

CHRISTENSON, LUCILLE



759 SOUTH FEDERAL HIGHWAY, SUITE 217  
STUART, FL 34994

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	01/22/2016
2017	01/09/2017
2018	01/15/2018

**Document Images**

<a href="#">01/15/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/26/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/29/2005 -- Florida Limited Liabilities</a>	<a href="#">View image in PDF format</a>

**EXHIBIT A**  
**THE RESERVE AT JENSEN BEACH**  
**LEGAL DESCRIPTION**

PARCEL 1: LOT 15, DESTEUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTEUBEN'S SUBDIVISION: ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTEUBEN'S SUBDIVISION, LOT 15 OF DESTEUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0

**AND TOGETHER WITH**

THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.

TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTEUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0

**AND TOGETHER WITH**

ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0

**CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.**

**AND TOGETHER WITH**

AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

Prepared By: Marianne F. Messersmith  
Fast Title, Inc.  
27 East Ocean Boulevard  
Stuart, FL  
incidental to the issuance of a title insurance policy.  
File Number: 119-mm-03  
Parcel ID #:  
Grantee(s) SS #:

INSTR # 1708288  
OR BK 01839 PG 0492  
RECORDED 11/17/2003 10:08:58 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 945.00  
RECORDED BY S Phoenix

## WARRANTY DEED

This **WARRANTY DEED**, dated 11/14/03 by **Irvin V. Deggeller and Evelyn Deggeller, his wife**, whose post office address is: **4034 SE Old St. Lucie Blvd, Stuart, FL 34996**, hereinafter called the **GRANTOR**, to **Savannah Investments, LLC, a Florida limited liability corporaton** whose post office address is: **P.O. BOX 2393, STUART, Florida 34995** hereinafter called the **GRANTEE**:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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 **Martin** County, Florida, viz:

See Exhibit "A" attached hereto.

**Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2003.**

The property herein conveyed **DOES NOT** constitute the **HOMESTEAD** property of the Grantor. The Grantor's **HOMESTEAD** address is: **4034 SE Old St. Lucie Blvd, Stuart, Florida 34996**.

**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 except as above noted, 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.

**IN WITNESS WHEREOF**, **GRANTOR** has signed and sealed these presents the date set forth above.

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Marianne Messersmith

Irvin V. Deggeller

Evelyn Deggeller

State of **Florida**  
County of **Martin**

**THE FOREGOING INSTRUMENT** was sworn and acknowledged before me on 11/14/03 by: **Irvin V. Deggeller and Evelyn Deggeller**, who is personally known to me or who has produced Fla. Div. Lic. as identification.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

CHARLES E. GEARY  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD118300  
EXPIRES 06/29/2006  
BONDED THRU 1-888-NOTARY1

# EXHIBIT "A"

Parcel 1: Lot 15, DESTEBEN'S SUBDIVISION of the West half of the Northwest quarter Section 27, Township 37 South, Range 41 East, as recorded in Plat Book 1, Page 13, Public Records of St. Lucie County, Florida; also described as the North five (5) acres of the South ten (10) acres of the Southwest quarter of the Northwest quarter Section 27, Township 37 South, Range 41 East, Martin County, Florida, LESS the South 10 feet of the Westerly 660 feet of said Lot 15. TOGETHER WITH the North ten (10) feet of the Easterly 660 feet of Lot 16, DESTEBEN'S SUBDIVISION, according to the Plat thereof recorded in Plat Book 1, Page 13, St. Lucie (now Martin) County, Florida, Public Records, said Lot 16 also being described as the South five (5) acres of the Southwest quarter of the Northwest quarter of Section 27, Township 37 South, Range 41 East, Martin County, Florida.

Parcel 2: A parcel of land lying in the Southeast quarter of the Northeast quarter of Section 28, Township 37 South, Range 41 East, bounded on the West by the Easterly right of way of State Road 723, on the North by the Westerly extension of the North line of Lot 15 of DESTEBEN'S SUBDIVISION: on the East by the Easterly line of said Section 28, and on the South by the Westerly extension of the South line of said Lot 15 of DESTEBEN'S SUBDIVISION, Lot 15 of DeSteuben's Subdivision is also described as the North five (5) acres of the South ten (10) acres of the Southwest quarter of the Northwest quarter of Section 27, Township 27 South, Range 41 East.



INSTR # 2199481  
OR BK 02443 PG 1719  
Pgs 1719 - 1720 (2 pgs)  
RECORDED 03/18/2010 12:28:59 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 0.70  
RECORDED BY S Phoenix

Prepared by and return to:  
Terence P. McCarthy, Esq.

McCarthy, Summers, Bobko, Wood & Sawyer, P.A.  
2400 S.E. Federal Highway Fourth Floor  
Stuart, FL 34994  
772-286-1700  
File Number: 02225412  
Will Call No.: 50

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 16th day of March, 2010 between Savannah-Excel, L.L.C., a Florida limited liability company whose post office address is PO Box 397, Stuart, FL 34995, grantor, and Savannah Investments, LLC, a Florida limited liability company whose post office address is PO Box 2393, Stuart, FL 34995, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Martin County, Florida to-wit:

The East 940.00 feet of the following described parcel: The South 5 acres of the Southwest quarter of the Northwest quarter of Section 27, Township 37 South, Range 41 East, Martin County, Florida; also described as Lot 16, Desteuben's Subdivision, according to the map or plat thereof, recorded in Plat Book 1, page 13, Public Records of St. Lucie (now Martin) County, Florida; LESS however the North 10 feet of the Easterly 660 feet thereof. TOGETHER WITH the South (10) feet of the Westerly 660 feet of Lot 15, being parallel with the South line of Lot 15, said Desteuben's Subdivision, said strip being 10 feet wide and 660 feet in depth on the front portion of said Lot 15.

Parcel Identification Number: 27-37-41-007-000-00161-00000

Subject to taxes for 2010, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

DoubleTimee

Signed, sealed and delivered in our presence:

as to both  
Witness Name: Pam Heiges  
Witness Name: Roni Welton

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Savannah-Excel, L.L.C., a Florida limited liability company

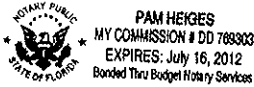
By: Leonard Rutland, Jr., Managing Member

By: Adonna Rutland  
Adonna Rutland, Managing Member

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 16th day of March, 2010 by Leonard Rutland, Jr., Managing Member and Adonna Rutland, Managing Member of Savannah-Excel, L.L.C., a Florida limited liability company, on behalf of the company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Pam Heiges

My Commission Expires: \_\_\_\_\_

INSTR # 2199482  
OR BK 02443 PG 1721  
Pgs 1721 - 1723 (3pgs)  
RECORDED 03/18/2010 12:28:59 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 1,050.00  
RECORDED BY S Phoenix

Prepared by and return to:  
Terence P. McCarthy, Esq.

McCarthy, Summers, Bobko, Wood & Sawyer, P.A.  
2400 S.E. Federal Highway Fourth Floor  
Stuart, FL 34994  
772-286-1700  
File Number: 02225412  
Will Call No.: 50

Parcel Identification No. 27-37-41-005-000-00020-00000

(Space Above This Line For Recording Data)

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 16th day of March, 2010 between Savannah-Excel, L.L.C., a Florida limited liability company whose post office address is PO Box 397, Stuart, FL 34995 of the County of Martin, State of Florida, grantor\*, and Savannah Investments, LLC, a Florida limited liability company whose post office address is PO Box 2393, Stuart, FL 34995 of the County of Martin, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2010, and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

DoubleTimee



Signed, sealed and delivered in our presence:

as to Kim Todd  
both  
Witness Name: Kimberly Todd  
Witness Name: Pam Heiges

Witness Name: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Savannah-Excel, L.L.C., a Florida limited liability company

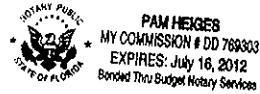
By: [Signature]  
Leonard Rutland, Jr., Managing Member

By: [Signature]  
Adonna Rutland, Managing Member

State of Florida  
County of Martin

The foregoing instrument was acknowledged before me this 12th day of March, 2010 by Leonard Rutland, Jr., Managing Member and Adonna Rutland, Managing Member of Savannah-Excel, L.L.C., a Florida limited liability company, on behalf of the company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Pam Heiges

My Commission Expires: \_\_\_\_\_

## Exhibit A

**Parcel 1:**

An undivided one-half (1/2) interest in the following described land:

All that part of Lots 3 through 8, inclusive, of J.T. Cleveland's Subdivision of Government Lots 2 and 3, of Section 27, Township 37 South, Range 41 East, Martin County, Florida, lying Northwesterly of Florida East Coast Railway Company's Northwesterly right-of-way limit, said right-of-way limit being located 50 feet Northerly of the centerline of said Railway's main track; said Subdivision being transcribed from Deed Book "X", page 752, Public Records of Brevard County, Florida and recorded in Plat Book 1, page 213, Public Records of St. Lucie (now Martin) County, Florida.

TOGETHER WITH a non-exclusive easements for the benefit of the above described parcel as created by and set forth in those certain Grants of Easement and Consent, Acknowledgment and Acceptance by Grantee recorded in Official Records Book 2107, pages 1544, Official Records Book 2128, page 1845 and Official Records Book 2128, page 1853, of the Public Records of Martin County, Florida.

Parcel Identification Number: 27-37-41-005-000-00020-00000

and

**Parcel 2:**

An undivided one-quarter (1/4) interest in the following described land:

The East 940.00 feet of the following described parcel: The South 5 acres of the Southwest quarter of the Northwest quarter of Section 27, Township 37 South, Range 41 East, Martin County, Florida; also described as Lot 16, Desteuben's Subdivision, according to the map or plat thereof, recorded in Plat Book 1, page 13, Public Records of St. Lucie (now Martin) County, Florida; LESS however the North 10 feet of the Easterly 660 feet thereof. TOGETHER WITH the South (10) feet of the Westerly 660 feet of Lot 15, being parallel with the South line of Lot 15, said Desteuben's Subdivision, said strip being 10 feet wide and 660 feet in depth on the front portion of said Lot 15.

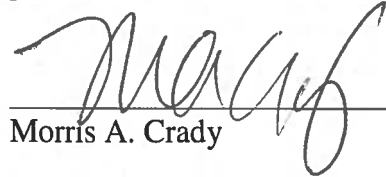
Parcel Identification Number: 27-37-41-007-000-00161-00000

File Number: 02225412

DoubleTime

To the best of my knowledge and belief, there has been no transfer of the subject property since the 3 deeds into Savannah Investments, LLC and Davelu, LLC were recorded in the Martin County Public Records.

DATED THIS 29<sup>th</sup> DAY OF August, 2018.

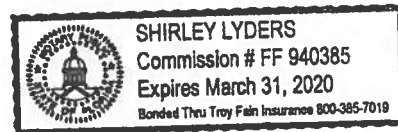
  
Morris A. Crady

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF August, 2018 BY MORRIS A. CRADY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



**EXHIBIT A**  
**THE RESERVE AT JENSEN BEACH**  
**LEGAL DESCRIPTION**

PARCEL 1: LOT 15, DESTEUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTEUBEN'S SUBDIVISION: ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTEUBEN'S SUBDIVISION, LOT 15 OF DESTEUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0

**AND TOGETHER WITH**

THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTEUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.

TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTEUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0

**AND TOGETHER WITH**

ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0

**CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.**

**AND TOGETHER WITH**

AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

UNITY OF TITLE

In consideration of the issuance of a Permit to Savannah Investments, LLC, a Florida limited liability company, and Davelu, LLC, a Florida limited liability company, as "Owner", for the construction of a multi-family residential project in Jensen Beach, Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of lands described in Exhibit "A" attached hereto in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to any governmental entity.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their ~~its~~ successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.
3. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.
4. Nothing herein contained shall limit, in any manner, the Owner, or their successors or assigns, to mortgage or encumber the property or any part thereof.

Signed, acknowledged and notarized on this 30 day of October, 2012.

"OWNER"

Signed, sealed and delivered  
in the presence of:

SAVANNAH INVESTMENTS, LLC, a Florida  
limited liability company

Sign: [Signature]  
Print Name: Alex Aydelotte

By: [Signature]  
W. Thomas Aydelotte, Manager/Member

Sign: [Signature]  
Print Name: ALBERT BROWN

Signed, sealed and delivered  
in the presence of:

Sign:

Print Name:

Sign:

Print Name:

DAVELU, LLC, a Florida limited liability  
company

By:

David A. Christenson, Manager/Member

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me  
this 30 day of October, 2012, by W. THOMAS AYDELOTTE, as  
Manager/Member of SAVANNAH INVESTMENTS, LLC, a Florida limited  
liability company, on behalf of the Company. He ☒ is personally known to me or ☐  
has produced \_\_\_\_\_ as identification.



AMY ZWIERNER  
MY COMMISSION # EE 145903  
EXPIRES: March 11, 2016  
Bonded Thru Budget Notary Services

(Notarial Seal)

Amy Zwierner  
(Print name beneath signature)  
NOTARY PUBLIC  
My Commission Expires:

STATE OF FLORIDA  
COUNTY OF MARTIN

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me  
this 30 day of October, 2012, by DAVID A. CHRISTENSON, as  
Manager/Member of DAVELU, LLC, a Florida limited liability company, on  
behalf of the Company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_  
as identification.



AMY ZWIERNER  
MY COMMISSION # EE 145903  
EXPIRES: March 11, 2016  
Bonded Thru Budget Notary Services

(Notarial Seal)

Amy Zwierner  
(Print name beneath signature)  
NOTARY PUBLIC  
My Commission Expires:

This Instrument prepared by:  
Lucido & Associates  
701 E. Ocean Boulevard  
Stuart, FL 34994

EXHIBIT "A"  
LEGAL DESCRIPTION  
SAVANNAH APARTMENTS

PARCEL 1: LOT 15, DESTAUBEN'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, LESS THE SOUTH 10 FEET OF THE WESTERLY 660 FEET OF SAID LOT 15. TOGETHER WITH THE NORTH TEN (10) FEET OF THE EASTERLY 660 FEET OF LOT 16, DESTAUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, SAID LOT 16 ALSO BEING DESCRIBED AS THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2: A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, BOUNDED ON THE WEST BY THE EASTERLY RIGHT OF WAY OF STATE ROAD 723, ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 15 OF DESTAUBEN'S SUBDIVISION; ON THE EAST BY THE EASTERLY LINE OF SAID SECTION 28, AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 15 OF DESTAUBEN'S SUBDIVISION, LOT 15 OF DESTAUBEN'S SUBDIVISION IS ALSO DESCRIBED AS THE NORTH FIVE (5) ACRES OF THE SOUTH TEN (10) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 41 EAST.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 223,405 SQUARE FEET, OR 5.129 ACRES MORE OR LESS. PCN :27-37-41-007-000-00150-0

AND TOGETHER WITH

THE EAST NINE HUNDRED FORTY (940) FEET OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH FIVE (5) ACRES OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; ALSO DESCRIBED AS LOT 16, DESTAUBEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 13, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS; LESS HOWEVER, THE NORTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET THEREOF.

TOGETHER WITH THE SOUTH TEN (10) FEET OF THE EASTERLY SIX HUNDRED SIXTY (660) FEET OF THE LOT 15, BEING PARALLEL WITH THE SOUTH LINE OF LOT 15, OF SAID DESTAUBEN'S SUBDIVISION, SAID STRIP OF LAND BEING TEN (10) FEET WIDE AND SIX HUNDRED SIXTY (660) FEET IN DEPTH ON THE FRONT PORTION OF SAID LOT 15.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 156,182 SQUARE FEET, OR 3.585 ACRES MORE OR LESS. PCN: 27-37-41-007-000-00161-0



AND TOGETHER WITH

ALL THAT PART OF LOTS 3 THRU 8, INCLUSIVE, OF J.T. CLEVELAND'S SUBDIVISION OF GOVERNMENT LOTS 2 AND 3, SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST LYING NORTHERLY OF THE F.E.C. RIGHT-OF-WAY, AS SUBDIVIDED MARCH 21, 1894 IN PLAT BOOK 1, PAGE 213 PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 622,704 SQUARE FEET, OR 14.295 ACRES MORE OR LESS. PCN: 27-37-41-005-000-00020-0

CONTAINING A TOTAL OF 1,002,291 SQUARE FEET, OR 23.009 ACRES MORE OR LESS.

AND TOGETHER WITH

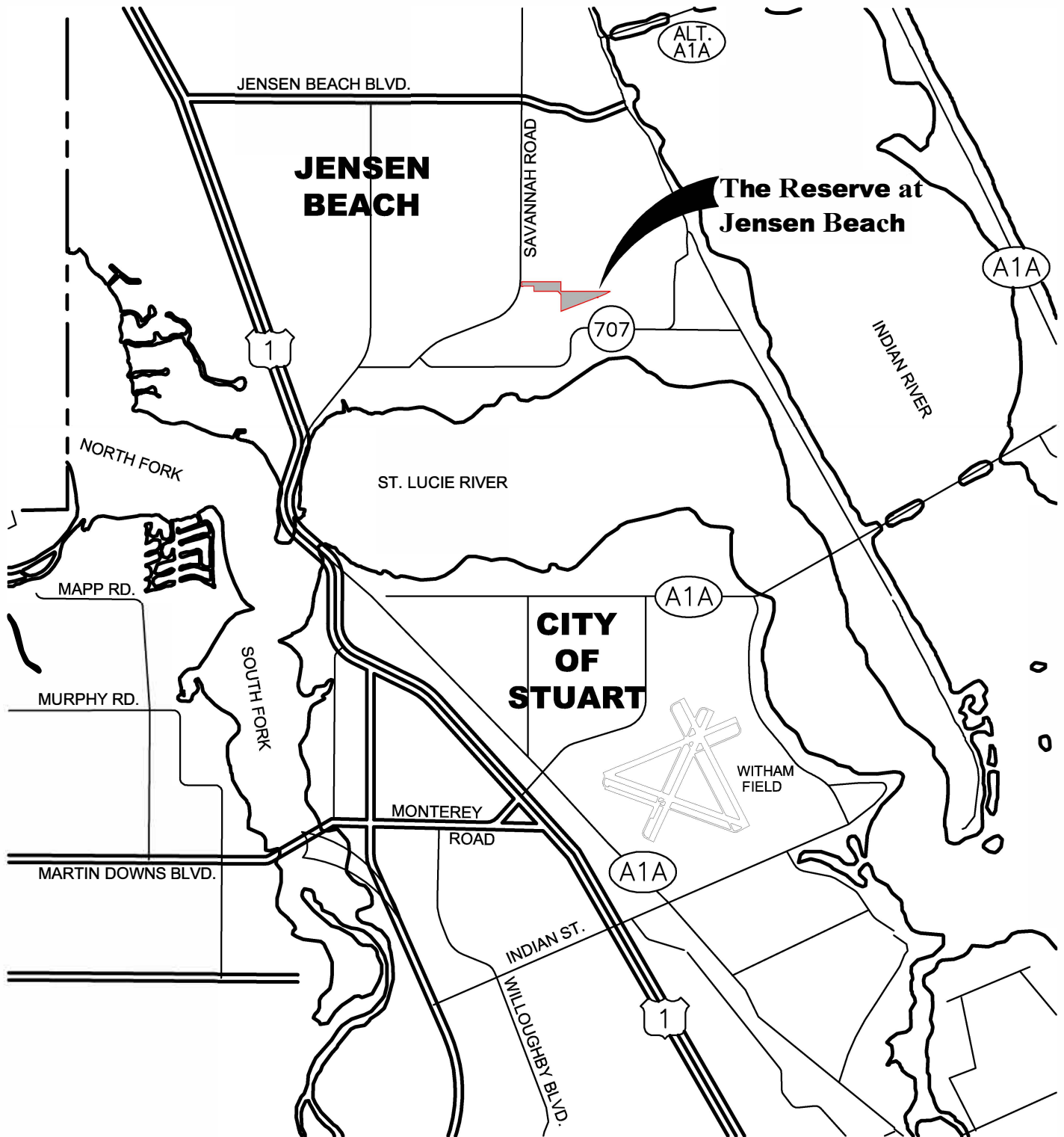
AN ACCESS EASEMENT BEING A PORTION OF LOT 1 OF THE ORIGINAL HOMESTEAD OF ED. F. GLUTSCH SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 213, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°06'23"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 113.35 FEET; THENCE N45°00'01"W, A DISTANCE OF 160.59 FEET TO A POINT ON NORTH LINE OF SAID LOT 1; THENCE S89°53'38"E ALONG SAID NORTH LINE, A DISTANCE OF 113.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

CONTAINING 6,423.78 SQUARE FEET OR 0.147 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

# Location Map



**lucido & associates**

701 E Ocean Blvd., Stuart, Florida 34994  
100 Avenue A Suite 2A, Fort Pierce, Florida 34960  
827 North Thornton Avenue, Orlando, Florida 32803

(772) 220-2100, Fax (772) 223-0220  
(772) 467-1301, Fax (772) 467-1303  
(407) 898-6521, Fax (407) 898-6768



## Savannah Apartments

Martin County, Florida



**MARTIN COUNTY ENGINEERING DEPARTMENT**  
**ENGINEER'S OPINION OF PROBABLE EXCAVATION, FILL, AND HAULING**

*(To be submitted with applications for Master Site Plan or Final Site Plan approval or Excavation and Fill Permits)*

**NAME OF FINAL SITE PLAN:** The Reserve at Jensen Beach

TYPE OF APPLICATION

*If more than 10,000 cubic yards are hauled **to or from** the site, the application must be filed as a Major Development*

1) Net cubic yards to be excavated: 50,000  
2) Net cubic yards to be filled: 50,000  
3) Cubic yards to be hauled **from** site: 0 (subtract line 2 from line 1)

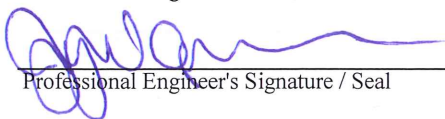
**TYPE OF APPLICATION:** MINOR

HAULING FEE CALCULATION

The hauling fee for fill hauled **from** the site is calculated at \$0.21 per cubic yard and is due upon approval of the Final Site Plan application or issuance of the Excavation and Fill Permit

**HAULING FEE:** \$0.00

Prepared by: Joseph W. Capra, P.E.  
Professional Engineer's Name

  
Professional Engineer's Signature / Seal

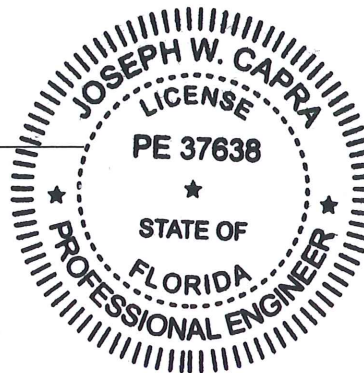
37638  
P.E. No.

August 30, 2018  
Date

CAPTEC Engineering, Inc. EB-0007657  
Firm's Name and Certificate of Authorization No. (if applicable)

301 NW Flagler Avenue, Stuart, Florida 34994  
Address

(772) 692-4344  
Phone No.



\_\_\_\_\_  
County Engineer's (or designee) Acceptance