

TYPE	STATUS	BUILDING TYPE
SUB	CITY COUNCIL MEETING SCHEDULED	

ASSIGNED TO

Rick Compitello; Christopher Powell; Lisa Alexander; Bolivar Gomez; Public Works Engineering; Sarah Mills

ADDRESS

SECTION	BLOCK	LOT
34	Tr B	

LEGAL DESCRIPTION

Tract B, PORT ST. LUCIE SECTION THIRTY FOUR, Plat Book 15, Page 9B, public records of St. Lucie County, FL

SITE LOCATION

North side of SW Jeanne Ave, .36 miles west of SW Darwin Blvd

PARCEL #

3420-665-0002-000-6

CURRENT LANDUSE	PROPOSED LANDUSE	CURRENT ZONING	PROPOSED ZONING
RL		RS-2	

ACREAGE	NON-RESIDENTIAL SQ. FOOTAGE	NO. OF RESIDENTIAL UNITS
1.43		

NO. OF LOTS OR TRACTS	NO. OF SHEETS IN PLAT
1	2

UTILITY PROVIDER

CITY OF PORT ST. LUCIE

DESCRIBE REQUEST

Application is for a Preliminary and Final Subdivision Plat that is 1.43 acres. The project proposes to establish 3 single-family lots.

Primary Contact Email

tiffanyowen@edc-inc.com

AGENT/APPLICANT

FIRST NAME	LAST NAME
Michael	Owen

Business Name**ADDRESS**

10250 SW Village Parkway

CITY	STATE	ZIP
Port St. Lucie	FL	34987

EMAIL	PHONE
tiffanyowen@edc-inc.com	7724622455

AUTHORIZED SIGNATORY OF CORPORATION

FIRST NAME	LAST NAME
Feroz	Chagani

ADDRESS

2442 SW Loquat Road

CITY	STATE	ZIP
Port St. Lucie	FL	34953
EMAIL	PHONE	
	1772462245	
PROJECT ARCHITECT/ENGINEER		
FIRST NAME	LAST NAME	
Michael	Owen	
Business Name		
Engineering Design & Construction, Inc.		
ADDRESS		
10250 SW Village Parkway, Suite 201		
CITY	STATE	ZIP
Port St. Lucie	FL	34987
EMAIL	PHONE	
mikeowen@edc-inc.com	7724622455	
PROPERTY OWNER		
Business Name		
Chagani Brothers, LLC		
ADDRESS		
2442 SW Loquat Road		
CITY	STATE	ZIP
Port St. Lucie	FL	34953
EMAIL	PHONE	
moirafeelyrekus@kw.com	(772) 626-7812	

Prepared by and return to:

Daniel Haggerty, Esq.

President

Mariner Title Co.

100 SW ALBANY AVE. #310

Stuart, FL 34994

772-283-2881

File Number: **19-80074**

Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 10th day of July, 2019 between **FEROZ A. CHAGANI, a married man** whose post office address is **2442 SW LOQUAT ROAD, Port Saint Lucie, FL 34953**, grantor, and **CHAGANI BROTHERS, LLC, a Florida Limited Liability Company**, whose post office address is **2442 SW LOQUAT ROAD, Port Saint Lucie, FL 34953**, 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 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 **Saint Lucie County, Florida**, to-wit:

Apartment No. 202 of ISLAND HOUSE CONDOMINIUM PHASE III, (BUILDING X), according to the Declaration of Condominium thereof, and all exhibits thereto, as recorded in Official Records Book 507, Page 1948, and as amended, of the Public Records of ST. LUCIE County, Florida.

PIN: 2415 711 0011 000/3

Lot 19, Block 14, of PLAT OF PINWOOD, according to the Plat thereof, recorded in Plat Book 5, Page 24, of the Public Records of ST. LUCIE County, Florida.

PIN: 2415 601 0195 000/8

Beginning at the Southwest corner of Lot 1, Fairlawn Homes Subdivision, Section 17, Township 35S, Range 40E, St. Lucie County, Florida, thence run South along the East right of way line of South 33rd Street, a distance of 70 feet to the point of beginning, thence continue to run South along the East right of way line of South 33rd Street, a distance of 70 feet, thence run East a distance of 150 feet, thence run North, parallel to the West line a distance of 70 feet, thence run West, parallel to the South line, along a line 70 south of and parallel to the South line of Fairlawn Homes Subdivision, a distance of 150 feet to the point of beginning. All being in St. Lucie County, Florida.

PIN: 2417 433 0004 000/4

TRACT B, PORT ST. LUCIE SECTION THIRTY FOUR, according to the Plat thereof, recorded in Plat Book 15, Page 9, 9A - 9W, of the Public Records of ST. LUCIE County, Florida.

PIN: 3420 665 0002 000/6

Lot 17, Block 702, PORT ST. LUCIE SECTION EIGHTEEN, according to the Plat thereof, recorded in Plat Book 13, Page 17, 17A - 17K, of the Public Records of ST. LUCIE County, Florida.

PIN: 3420 585 1151 000/7

From the Southeast corner of Lot 176 running North on the West side of US Highway 1 a distance of 138 feet to the point of beginning, thence run West 224.30 feet, thence run South 38 feet, thence run West 200 feet, thence run North 50 feet, thence run East 424.30 feet to the West side of US Highway 1, thence run South 12 feet to the point of beginning, less the right of way for US Highway 1, all in the Plat of Maravilla Gardens, Unit 3, according to the Plat thereof as recorded in Plat Book 6, Page 62, of the Public Records of St. Lucie County, Florida.

PIN: 2427 601 0046 000/6

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's Homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of Homestead property. Said Property is Investment Rental Property. Grantor's residence and Homestead address is: 2442 SW LOQUAT ROAD, PT. ST. LUCIE, FL 34953.

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; that the 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 grantors.

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

Signed, sealed and delivered in our presence:

Witness Name: Daniel Haggerty

Witness Name: Casey Grill

FEROZ A. CHAGANI (Seal)

State of Florida
County of MARTIN

The foregoing instrument was acknowledged before me this ^{15th}~~10th~~ day of July, 2019 by FERUZ A. CHAGANI, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



Casey Grill
COMMISSION # GG270318
EXPIRES: October 23, 2022
Bonded Thru Aaron Notary

Casey Grill
Notary Public

Printed Name: Casey Grill

My Commission Expires: 10/23/22