

10575 US 1

BEING A REPLAT OF A PORTION OF SAINT LUCIE GARDENS, BLOCK 1,
SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 36,
OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA,

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED IN SAINT LUCIE GARDENS, BLOCK 1, SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 36, BEING THE SAME PROPERTY PREVIOUSLY DESCRIBED IN OFFICIAL RECORDS BOOK 3945, PAGE 150, INCLUSIVE, ACCORDING TO THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3945, PAGE 150, PUBLIC RECORDS OF SAID COUNTY, RUN THENCE ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No.1, AS SHOWN ON FILE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION IN PROJECT No.94010-2533, W.P.I. No.4119371, S27°55'12"E, A DISTANCE OF 187.96' TO THE NORTHEAST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2753, PAGE 2150, PUBLIC RECORDS OF SAID COUNTY; THENCE WITH THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LANDS FOR THE FOLLOWING (2) TWO COURSES, 1.) S62°04'50"W, A DISTANCE OF 158.15'; 2.) S00°01'32"W, A DISTANCE OF 69.88' TO THE NORTHEAST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2845, PAGE 211, PUBLIC RECORDS OF SAID COUNTY; THENCE WITH THE NORTHEASTERLY BOUNDARY OF SAID LANDS FOR THE FOLLOWING (3) THREE COURSES, 1.) N63°04'20"W, A DISTANCE OF 139.98'; 2.) N41°54'23"W, A DISTANCE OF 60.31'; 3.) N12°06'56"W, A DISTANCE OF 61.50' TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 4867, PAGE 694, PUBLIC RECORDS OF SAID COUNTY; THENCE WITH SAID SOUTHERLY LINE N58°21'15"E, A DISTANCE OF 269.89' TO THE POINT OF BEGINNING.

CONTAINING 1.17 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF ST. LUCIE
CITY OF PORT ST. LUCIE

SUN LUCIE POOH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "10575 US 1", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED SUN LUCIE POOH LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 2023.

SUN LUCIE POOH LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: _____ DONALD ZUCKER _____ TITLE: _____ MGRM _____

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

PRINTED NAME _____

PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ THE _____ OF SUN LUCIE POOH LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____

PRINT NAME: _____

NOTARY PUBLIC

STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF _____
COUNTY OF _____

I, THE UNDERSIGNED, ERIC COFFMAN, AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2023:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF SUN LUCIE POOH LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- (2) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (3) THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- (4) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 2023.

SIGNED: _____

ERIC COFFMAN
DUNAY, MISKEL AND BACKMAN, LLP
14 S.E. 4TH STREET, SUITE 36
BOCA RATON, FL 3343

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "10575 US 1", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS ___ DAY OF _____, 2023.

CITY OF PORT ST. LUCIE

SALLY WASH, CLERK CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR CITY OF PORT ST. LUCIE

CLERK'S RECORDING CERTIFICATE

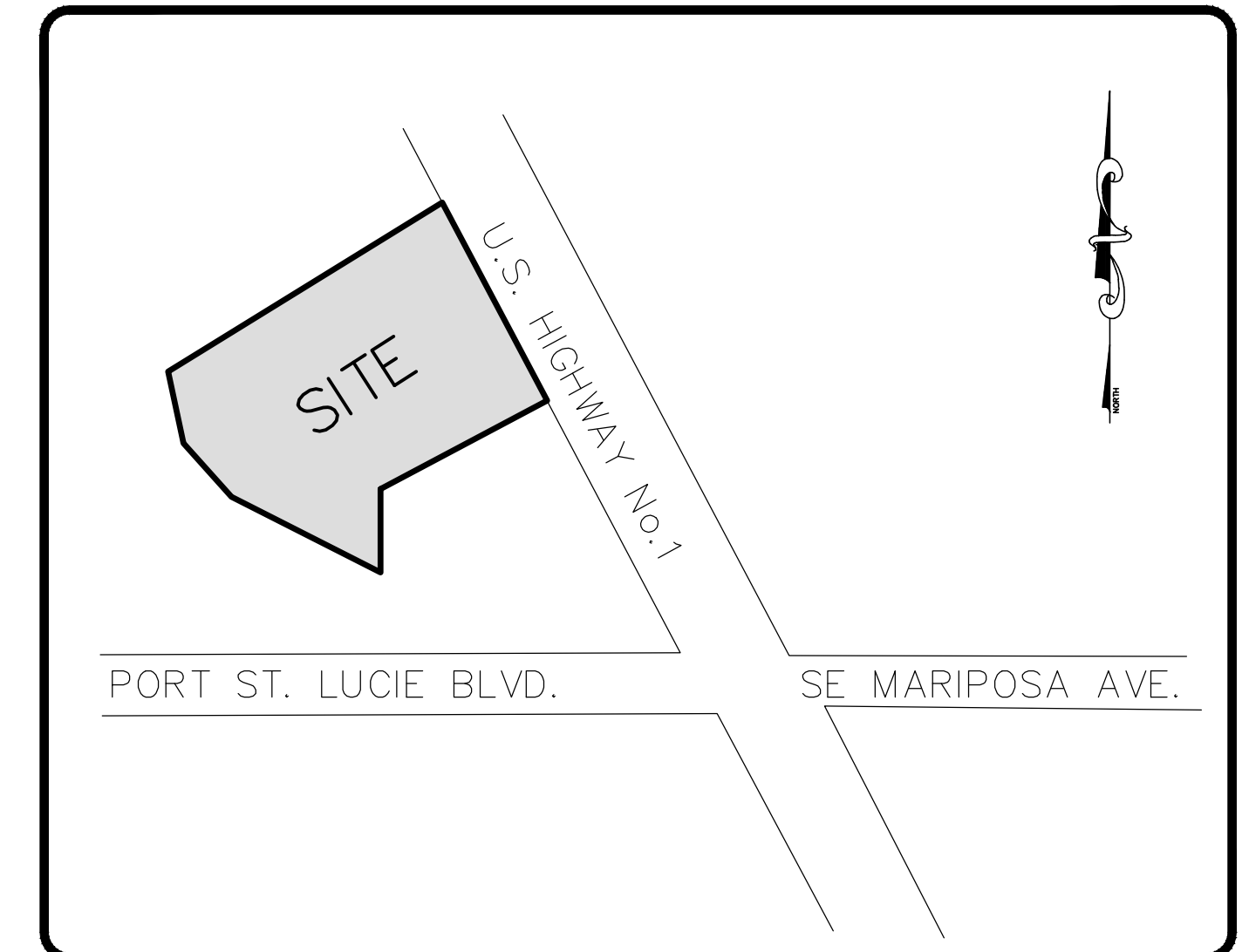
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

THIS ___ DAY OF _____, 2023.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE



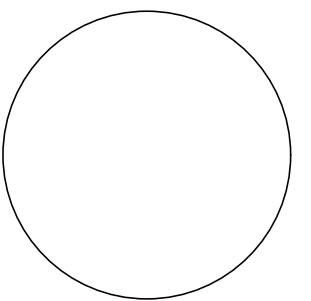
SAINT LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF 10575 US 1 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2023.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

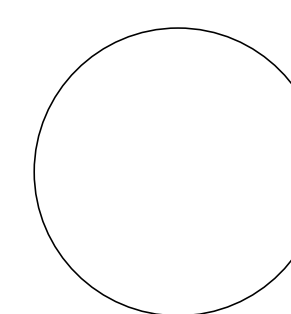
SEAL
SURVEYOR



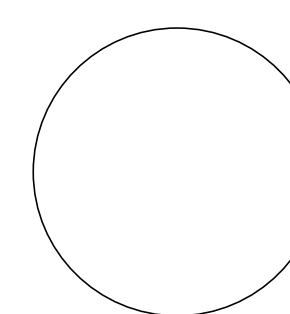
NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1, SAID RIGHT-OF-WAY LINE HAS A BEARING OF SOUTH 27°55'12" EAST.
4. PLAT CONTAINS 1.17 ACRES, MORE OR LESS.
5. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
6. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

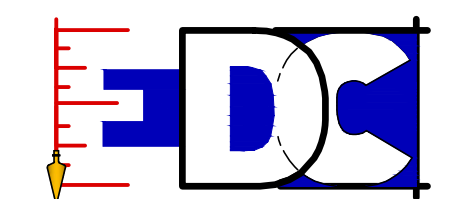
SEAL
CLERK OF
THE COURT



SEAL
CITY OF PORT
SAINT LUCIE



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

EDC PROJECT #22-494
CITY OF PORT ST. LUCIE PROJECT NO. P23-055
PLSULD FILE NO. 11-033-0017

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 6098

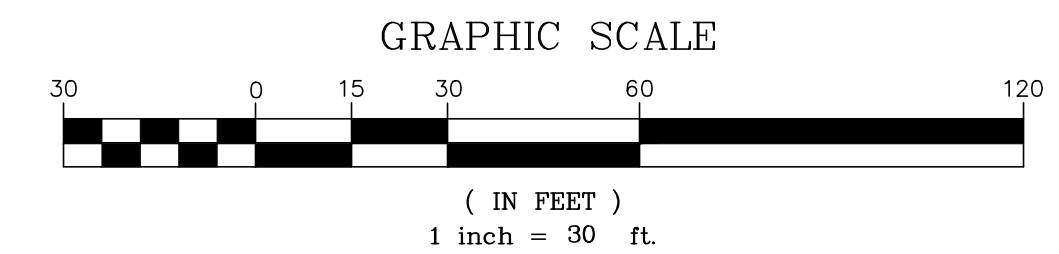
10575 US 1

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SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 36,
OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA,

PLAT BOOK _____

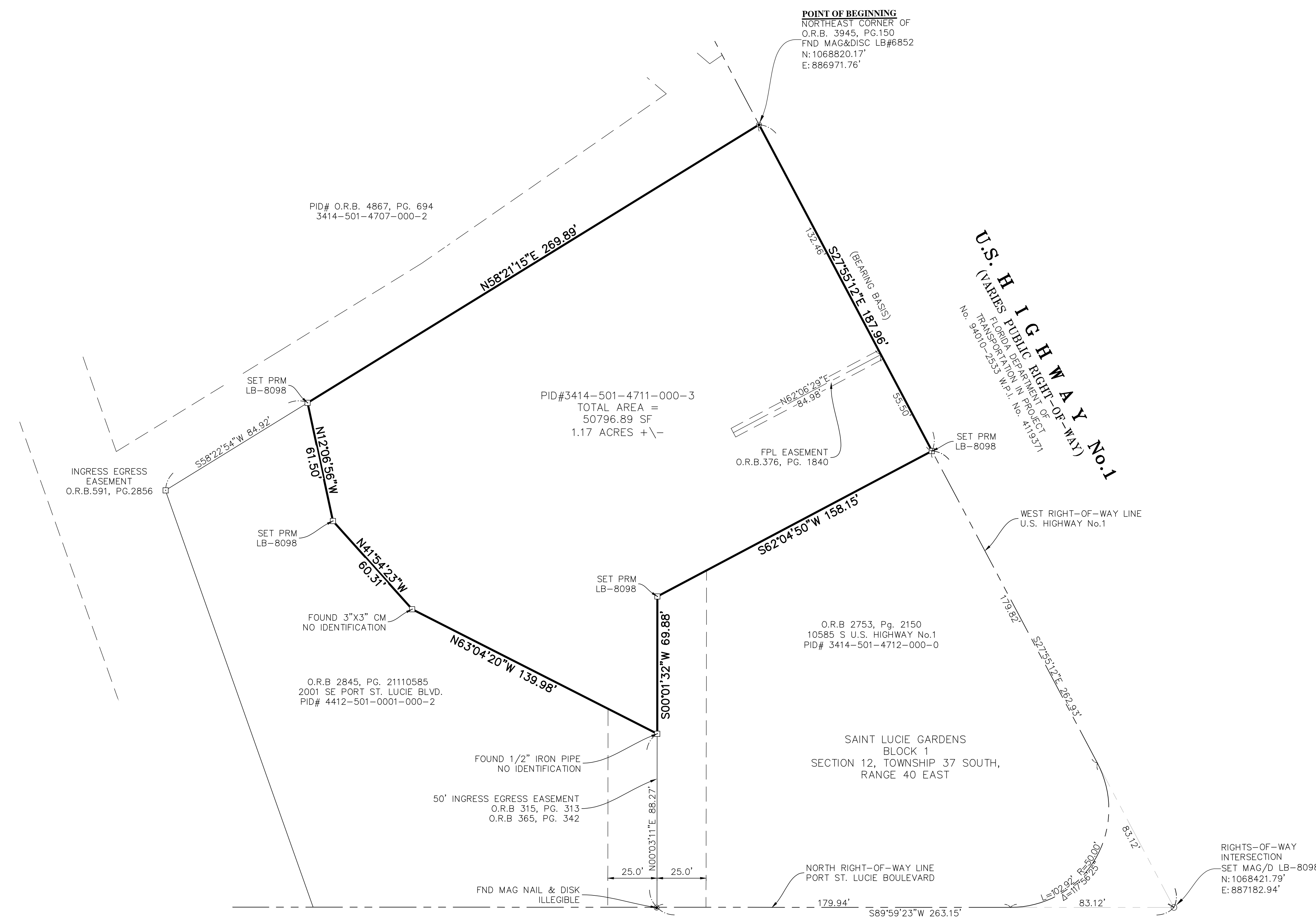
PAGE _____

DOCKET NO. _____



LEGEND

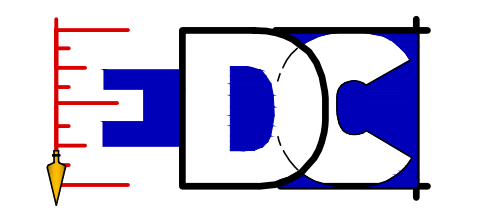
- | | |
|---|-------------------------------------|
| □ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET | P.O.B. POINT OF BEGINNING |
| 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED | L.B. LICENSED BUSINESS |
| ● INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" OR P.R.M. SET IN HARD SURFACE UNLESS OTHERWISE NOTED | P.R.M. PERMANENT REFERENCE MONUMENT |
| | P.C.P. PERMANENT CONTROL POINT |
| | FND FOUND |
| | IR&C 5/8" IRON ROD & CAP |
| | CM CONCRETE MONUMENT |
| | O.R.B. OFFICIAL RECORDS BOOK |
| | P.B. PLAT BOOK |
| | P. PAGE |
| | R/W RIGHT-OF-WAY |
| | S.F. SQUARE FEET |
| | P.I.D. PARCEL IDENTIFICATION |
| | MAG/D MAG NAIL AND DISK |
| | F.P.L. FLORIDA POWER AND LIGHT |
| | No. NUMBER |



SE PORT ST. LUCIE BOULEVARD
(VARIES PUBLIC RIGHT-OF-WAY)

FLORIDA DEPARTMENT OF
TRANSPORTATION IN PROJECT
No. 94120-2501 W.P.I. No. 4119363

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL

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Z:\EDC\2022\22-494-3\Item Development - 10575 Saint US 1\SURVEY\DWG - FPD\SURVEY\22-494 - PLAT 08-16-23.dwg, 09/06/2023 12:01 PM