

PORT ST. LUCIE SECTION 34, REPLAT OF TRACT B

A REPLAT OF TRACT B, PORT ST. LUCIE SECTION 34, RECORDED IN PLAT BOOK 15, PAGES 9, 9A-9W, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING AND BEING IN SECTION 32, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT B, PORT ST. LUCIE SECTION THIRTY FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 9, 9A-9W, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 1.43 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

CHAGANI BROTHERS LLC, BY AND THROUGH ITS UNDERSIGNED OFFICER(S), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "PORT ST. LUCIE SECTION 34, REPLAT OF TRACT B", BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE & UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO, CABLE TV, POWER, TELEPHONE, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OR THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS RELATIVE TO THE SERVICING OF UTILITIES BY THE CITY OF PORT ST. LUCIE.
2. ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS ON PORT ST. LUCIE SECTION THIRTY FOUR, RECORDED IN PLAT BOOK 15, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT.

DATED THIS _____ DAY OF _____, 2021.

CHAGANI BROTHERS LLC

BY: _____

PRINT NAME: _____

POSITION: _____

WITNESS SIGNATURE _____

WITNESS SIGNATURE _____

WITNESS PRINTED NAME _____

WITNESS PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ THE _____ OF CHAGANI BROTHERS LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY PUBLIC

NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA UNDER FLORIDA BAR NO. _____, DO HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2021,

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF CHAGANI BROTHERS LLC, THE ENTITY EXECUTING THE DEDICATION.
- (B) THAT THERE IS NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20____.
- (D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2021.

SIGNED: _____

PRINT NAME: _____

FIRM: _____

FLORIDA BAR NO. _____

APPROVAL OF CITY COUNCIL

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

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "PORT ST. LUCIE SECTION 34, REPLAT OF TRACT B", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS _____ DAY OF _____, 2021.

CITY OF PORT ST. LUCIE

CITY CLERK

GREGORY J. ORAVEC, MAYOR

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

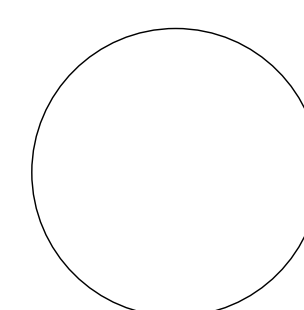
I, _____, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____,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

THIS _____ DAY OF _____, 2021.

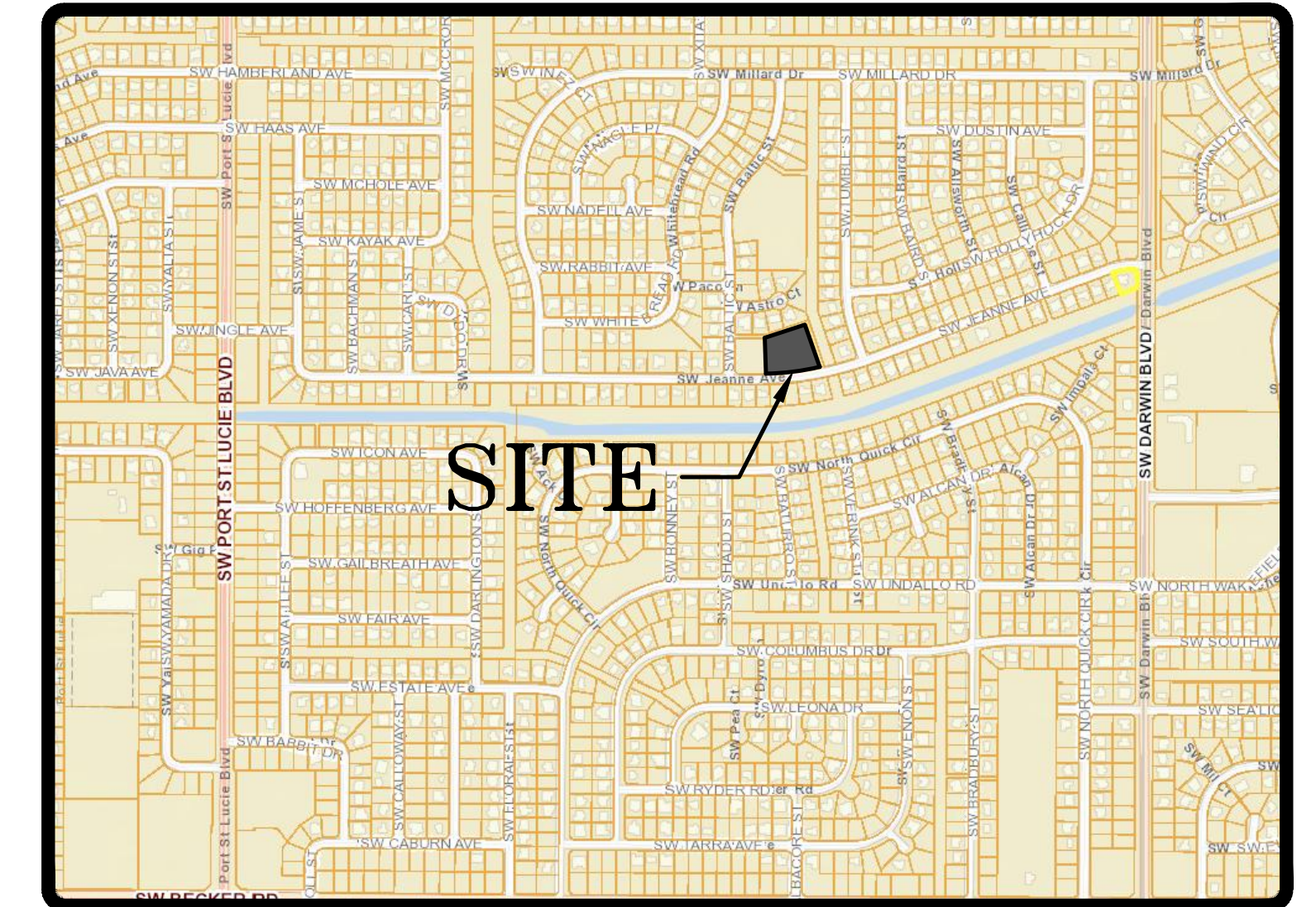
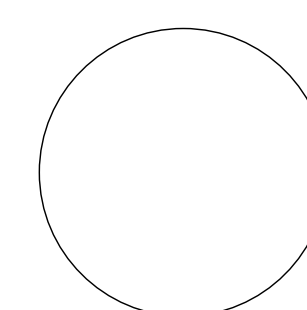
BY: _____

PRINT NAME: _____, CLERK OF THE CIRCUIT COURT, ST. LUCIE COUNTY, FLORIDA

SEAL
CITY OF PORT
SAINT LUCIE



SEAL
CLERK OF
THE COURT



SITE MAP

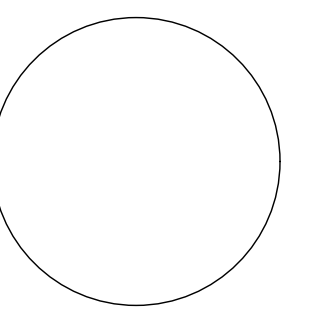
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF PORT ST. LUCIE SECTION 34, REPLAT OF TRACT B 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 _____, 2021.

SEAL
SURVEYOR

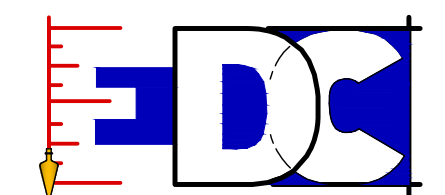


MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

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. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF SOUTHWEST JEANNE AVENUE. SAID SOUTH LINE HAS A BEARING OF SOUTH 89°50'31" EAST.
3. PLAT CONTAINS 1.43 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
5. 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.

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 #20-362
CITY OF PORT ST. LUCIE PROJECT P20-258
PSLUSD PROJECT #5400

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

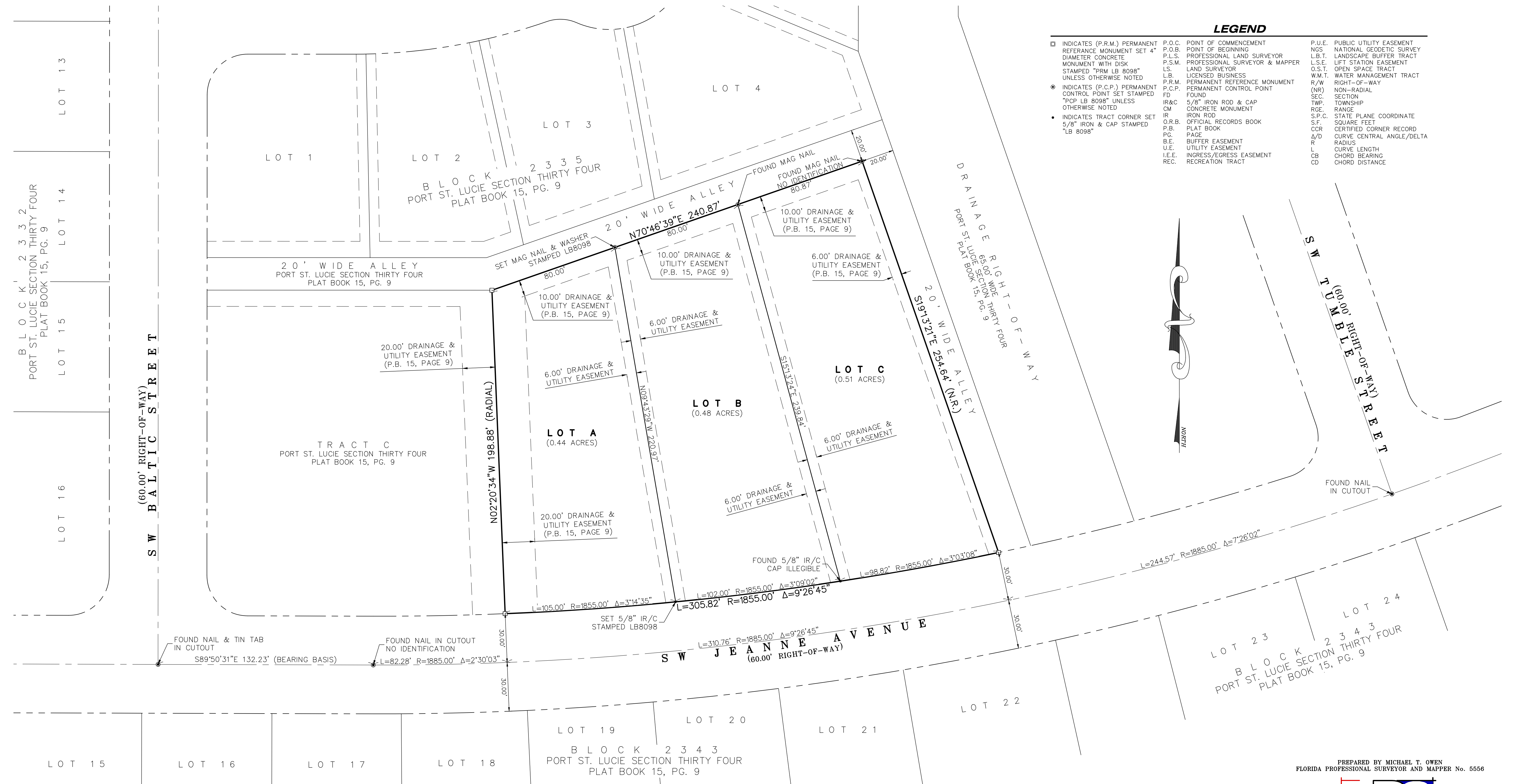
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PLAT BOOK _____

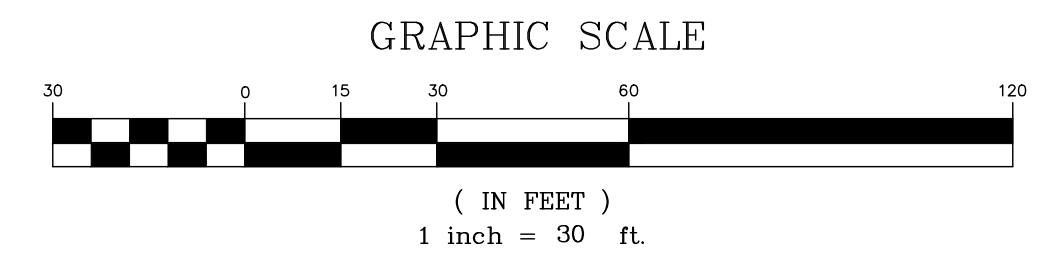
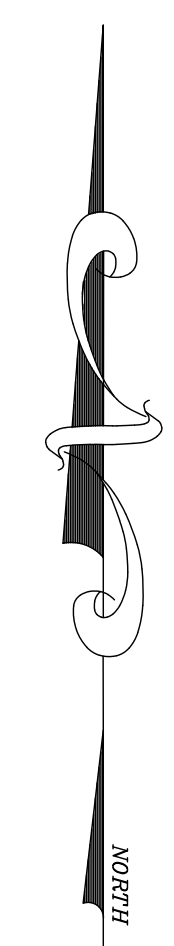
PAGE _____

DOCKET NO. _____



LEGEND

<ul style="list-style-type: none"> ◻ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4" DIAMETER CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED ● INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED • INDICATES TRACT CORNER SET 5/8" IRON & CAP STAMPED "LB 8098" 	<ul style="list-style-type: none"> P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING P.L.S. PROFESSIONAL LAND SURVEYOR P.S.M. PROFESSIONAL SURVEYOR & MAPPER L.S. LAND SURVEYOR L.B. LICENSED BUSINESS P.R.M. PERMANENT REFERENCE MONUMENT FOUND P.C.P. PERMANENT CONTROL POINT FOUND FD 5/8" IRON ROD & CAP IR&C CONCRETE MONUMENT CM IRON ROD IR OFFICIAL RECORDS BOOK O.R.B. OFFICIAL RECORDS BOOK P.B. PLAT BOOK PG. PAGE B.E. BUFFER EASEMENT U.E. UTILITY EASEMENT I.E.E. INGRESS/EGRESS EASEMENT REC. RECREATION TRACT 	<ul style="list-style-type: none"> P.U.E. PUBLIC UTILITY EASEMENT N.G.S. NATIONAL GEODETIC SURVEY L.B.T. LANDSCAPE BUFFER TRACT L.S.E. LIFT STATION EASEMENT O.S.T. OPEN SPACE TRACT W.M.T. WATER MANAGEMENT TRACT R/W RIGHT-OF-WAY (NR) NON-RADIAL SEC. SECTION TWP. TOWNSHIP RGE. RANGE S.P.C. STATE PLANE COORDINATE S.F. SQUARE FEET COR. CERTIFIED CORNER RECORD Δ/D CURVE CENTRAL ANGLE/DELTA R. RADIUS L. CURVE LENGTH CB. CHORD BEARING CD. CHORD DISTANCE
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EDC PROJECT #20-362
CITY OF PORT ST. LUCIE PROJECT P20-258
PSLUD PROJECT #5400

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



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Z:\EDC\2020\20-362 - Chgptn - 455 SW Jeanne Ave - PLSURVEY\DWG - PDP\PLAT20-362.Plot (04-16-21)1.dwg 4/16/2021 1:50 PM