

MANSION ESTATES REPLAT 2

BEING A REPLAT OF MANSION ESTATES REPLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 33 AND 34, OF PUBLIC RECORDS, LYING IN SECTIONS 1 AND 2, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK: _____

PAGE: _____

FILE NO.: _____

DATE: _____

TIME: _____

LEGAL DESCRIPTION:

BEING ALL OF MANSION ESTATES REPLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGES 33 AND 34, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA. CONTAINING 186,449.73 SQUARE FEET OR 4.280 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HERNANDEZ BUILDERS MANAGEMENT LLC., A FLORIDA LIMITED LIABILITY CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY AND DRAINAGE EASEMENT (UDE), AS SHOWN HEREON, ARE DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA. THESE EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE UPLAND BUFFER AND PRESERVATION AREAS, AS SHOWN HEREON, IS EACH INDIVIDUAL PROPERTY OWNERS RESPONSIBILITY AND THE CITY OF PORT ST. LUCIE SHALL BEAR NO RESPONSIBILITY, DUTY OF LIABILITY REGARDING THESE AREAS. THE REMOVAL OR ALTERATION OF NATIVE VEGETATION; CONSTRUCTION OF IMPERVIOUS SURFACES, EXCEPT AS SPECIFICALLY PROVIDED FOR BELOW; AND THE USE OF FERTILIZERS AND PESTICIDES IS PROHIBITED WITHIN THE UPLAND BUFFER AND PRESERVATION AREAS. THE FOLLOWING USES ARE PERMITTED WITHIN THE UPLAND BUFFER AND PRESERVATION AREAS: REMOVAL OF EXOTIC VEGETATION BY HAND; PIERS AND WALKWAYS PURSUANT TO THE PORT ST. LUCIE CODES OF ORDINANCES AND THE REQUIREMENTS OF STATE PERMITTING AGENCIES; RECREATION; FISH AND WILDLIFE MANAGEMENT AND OPEN SPACE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR CERTAIN TYPE OF TREES AND SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- HERNANDEZ BUILDERS MANAGEMENT LLC., A FLORIDA LIMITED LIABILITY CORPORATION, IT'S SUCCESSORS AND/OR ASSIGNS, IS RESPONSIBLE FOR MAINTAINING ALL ONSITE STORMWATER DRAINAGE FOR LOTS 1-6.

SIGNED AND SEALED THIS _____ DAY OF _____, 2024

HERNANDEZ BUILDERS MANAGEMENT LLC., A FLORIDA LIMITED LIABILITY CORPORATION

BY: _____
ARMANDO HERNANDEZ, MANAGER

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED ARMANDO HERNANDEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HERNANDEZ BUILDERS MANAGEMENT LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC: _____

PRINT NAME: _____

COMMISSION NUMBER: _____ EXPIRES: _____

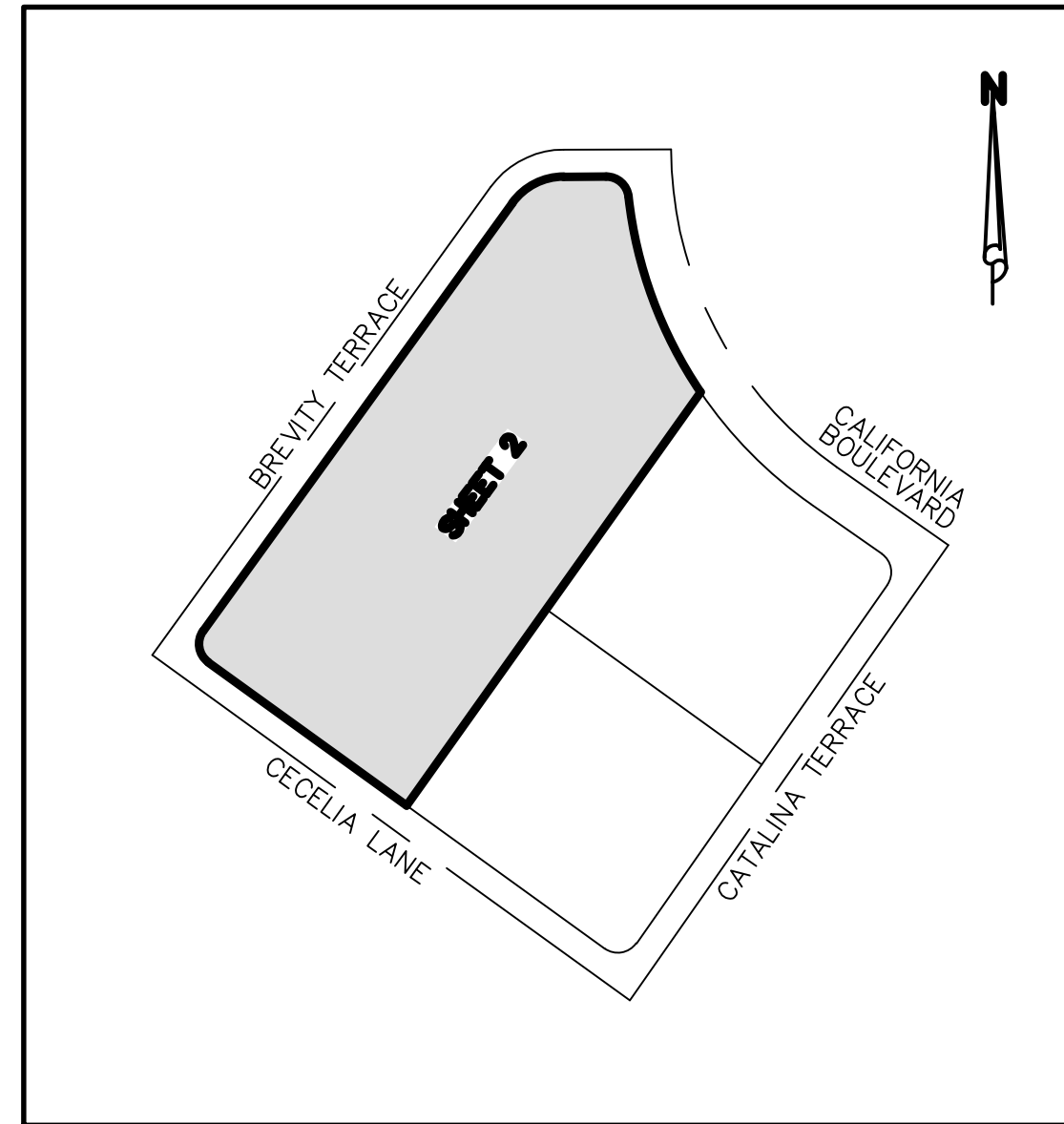
TITLE CERTIFICATION:

THE UNDERSIGNED, FRANK H. FEE, IV, ESQ., WITH FEE & FEE, PLLC DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2024, AT _____ AM / PM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF HERNANDEZ BUILDERS MANAGEMENT LLC., A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20_____.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: _____ DATE: _____
FRANK H. FEE, IV, ESQ.

FEE & FEE, PLLC
426 AVE. A
FORT PIERCE, FL 34982



LOCATION MAP
INDEX/KEY MAP
NOT TO SCALE

ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (S) = SURVEY
- Δ = DELTA ANGLE
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- ORB = OFFICIAL RECORD BOOK
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- PCP = PERMANENT CONTROL POINT
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT

SYMBOLS:

- = SET PK NAIL & DISK "PRM PSM 6330"
- = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#3541"

SURVEYOR'S NOTES:

- BEARING BASIS: A "GRID NORTH" BEARING OF N35°52'00"E ALONG THE CENTERLINE OF BREVITY TERRACE ACCORDING TO PLAT BOOK 12, PAGE 51 51A THRU 51E . ALL BEARINGS ARE RELATIVE THERETO.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT IS BASED ON THE PLAT OF MANSION ESTATES AS RECORDED IN PLAT BOOK 38, PAGE 14, PUBLIC RECORDS OF ST. LUCIE, COUNTY, FLORIDA.
- 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.
- THIS SITE IS ZONED "RE" (ESTATE RESIDENTIAL) AND HAS A LANDUSE DESIGNATION AS "RL" (LOW DENSITY RESIDENTIAL).

CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

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

APPROVAL OF CITY SURVEYOR:

IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, 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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "REPLAT OF MANSION ESTATES REPLAT 2" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL DEDICATIONS AND/OR RESERVATIONS HEREON ARE ACCEPTED THIS _____ DAY OF _____, 2024.

CITY OF PORT ST. LUCIE, CITY COUNCIL

SHANNON MARTIN
MAYOR

SALLY WALSH
CITY CLERK

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT 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, FLORIDA.

BY: _____ DATE: _____
ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6330

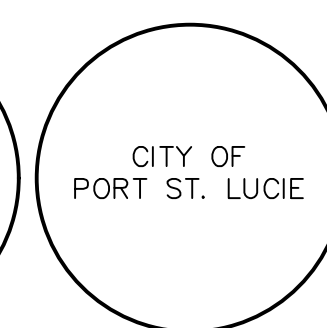
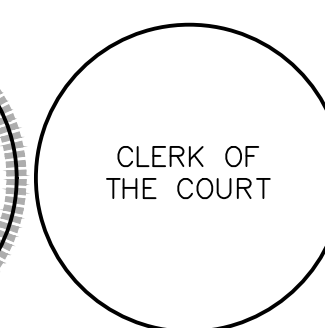
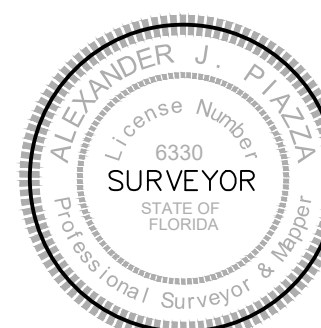
PSLUSD#: 11-322-000

CITY OF PORT ST. LUCIE
PROJECT NO.: P23-217

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

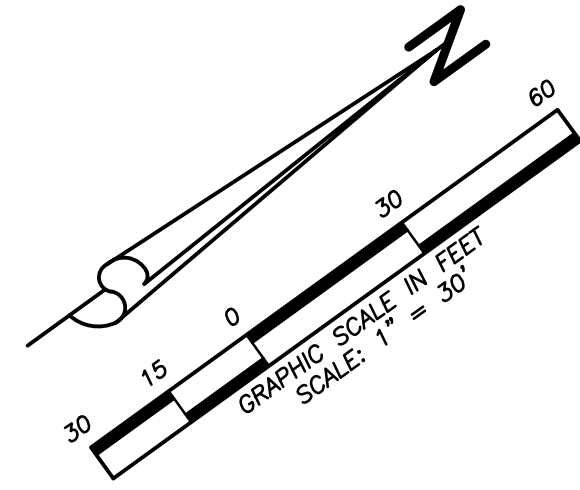
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FLD	BF/DG	FB.	PG.	JOB 21-8406
OFF	AJP			DATE 11-14-23
CKD	AJP	SHEET	1 OF 2	DWG D-1099



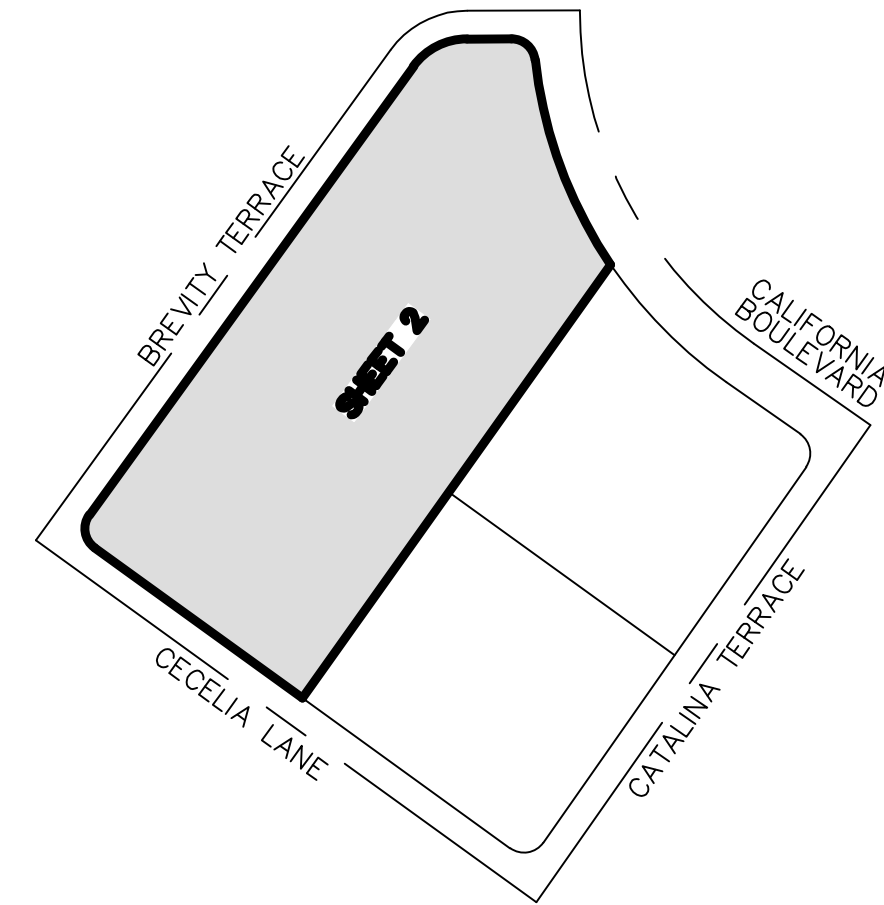
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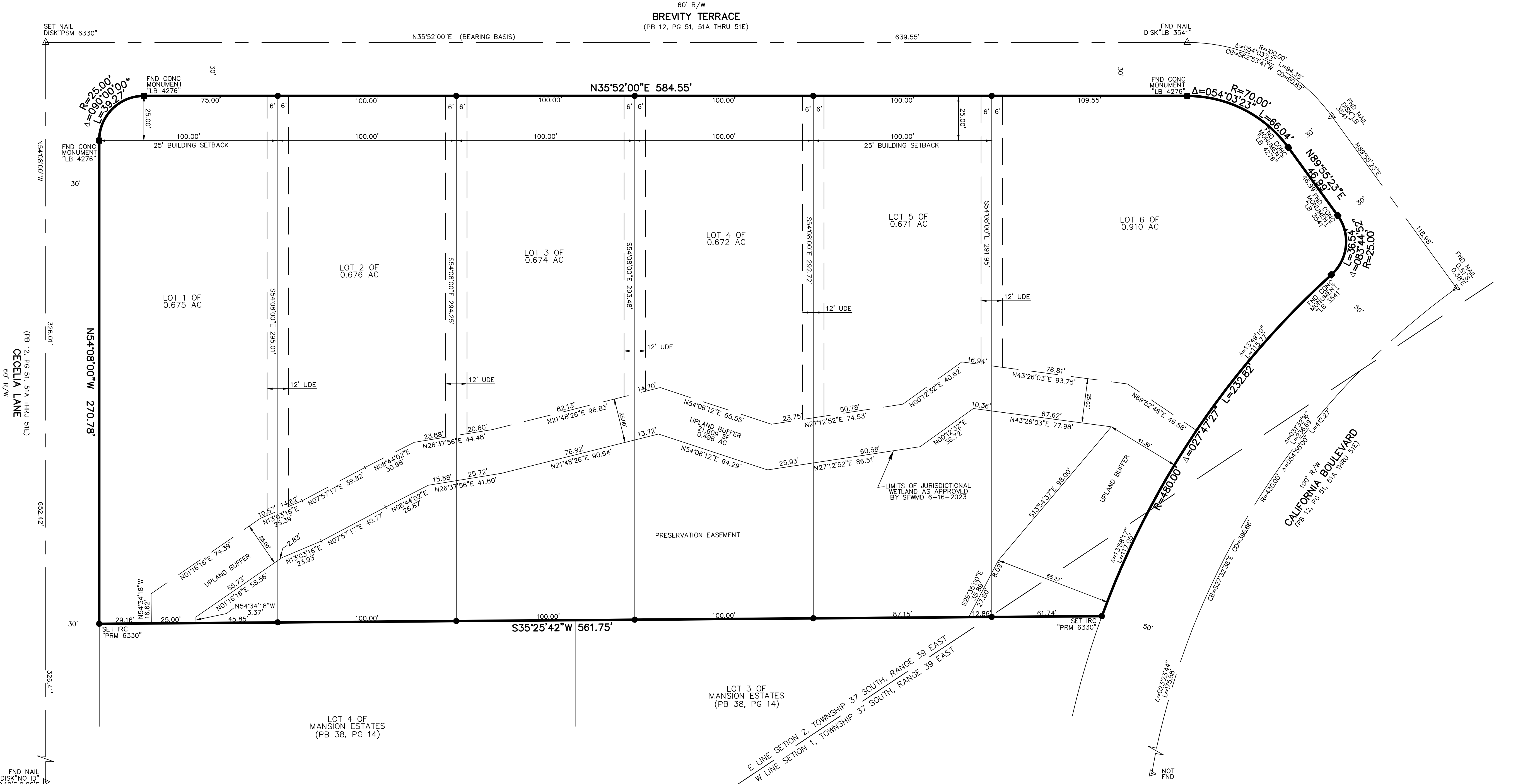
SHEET 2 OF 2



PLAT BOOK: _____
 PAGE: _____
 FILE NO.: _____
 DATE: _____
 TIME: _____



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OFF AJP		SHEET 2 OF 2	
CKD AJP			

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