

ST. ELIZABETH ANN SETON

BEING A REPLAT OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO,
RECORDED IN PLAT BOOK 18, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 2

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSIONS IN OFFICE, AND ASSIGNS FOREVER, A CORPORATION SOLE, AND VILLA SETON, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS:

ST. ELIZABETH ANN SETON

BEING A REPLAT OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO, RECORDED IN PLAT BOOK 18, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.715 ACRES, MORE OR LESS

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS C-1 AND C-2:

TRACTS C-1 AND C-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSIONS IN OFFICE, AND ASSIGNS FOREVER, A CORPORATION SOLE, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSIONS IN OFFICE, AND ASSIGNS FOREVER, A CORPORATION SOLE, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA.

TRACTS C-1 AND C-2 ARE SUBJECT TO BLANKET EASEMENTS FOR DRAINAGE, IN FAVOR OF THE OWNERS OF TRACTS C-1, C-2, AND C-3.

2. TRACT C-3:

TRACT C-3, AS SHOWN HEREON, IS HEREBY RESERVED FOR VILLA SETON, INC. VILLA SETON, INC. A FLORIDA NOT FOR PROFIT CORPORATION LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA.

TRACT C-3 IS SUBJECT TO A BLANKET EASEMENT FOR DRAINAGE, IN FAVOR OF THE OWNERS OF TRACTS C-1, C-2, AND C-3.

3. SPECIFIC UTILITY EASEMENT (S.U.E.):

SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSIONS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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 OF 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 MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSIONS IN OFFICE, AND ASSIGNS FOREVER, A CORPORATION SOLE, ITS SUCCESSIONS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSIONS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES.

THE CITY, ITS SUCCESSIONS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE.

IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSIONS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY; THEREFORE.

4. WATER LINE EASEMENT (W.L.E.):

THE WATER LINE SEWER EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER SERVICE LINES.

THE LAND LYING WITHIN SAID WATER LINE EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSIONS IN OFFICE, AND ASSIGNS FOREVER, A CORPORATION SOLE.

5. PORT ST. LUCIE DRAINAGE EASEMENT (P.S.L.D.E.)

THE 20' PORT ST. LUCIE DRAINAGE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE FACILITIES.

THE LAND LYING WITHIN SAID PORT ST. LUCIE DRAINAGE EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING FEE SIMPLE OWNER, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE.

THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE DRAINAGE FACILITIES AND THE LAND LYING WITHIN SAID PORT ST. LUCIE DRAINAGE EASEMENT.

IN WITNESS WHEREOF, THE DIOCESE OF PALM BEACH, INC., A CORPORATION SOLE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, INC., HIS SUCCESSIONS IN OFFICE, AND ASSIGNS FOREVER, THIS ____ DAY OF _____, 2023.

THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSIONS IN OFFICE, A CORPORATION SOLE

BY: _____
GERALD M. BARBARITO, D.D., J.C.L.,
AS BISHOP OF THE DIOCESE OF PALM BEACH

SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF:

WITNESS: _____
(PRINT NAME)

WITNESS: _____
(PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, ON BEHALF OF THE DIOCESE. WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID
THIS ____ DAY OF _____, 2023,

COMMISSION NO. _____
EXPIRATION DATE: _____

(SIGNATURE)

(PRINT NAME)

NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS ____ DAY OF _____, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS: _____
(PRINT NAME)

WITNESS: _____
(PRINT NAME)

VILLA SETON, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

BY: _____
DANIEL P. LEWIS, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY DANIEL P. LEWIS, PRESIDENT OF VILLA SETON, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID
THIS ____ DAY OF _____, 2023,

COMMISSION NO. _____
EXPIRATION DATE: _____

(SIGNATURE)

(PRINT NAME)

NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF DUVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1781, AT PAGE 449, OF THE PUBLIC RECORDS OF THE CITY OF PORT ST. LUCIE, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSET MANAGEMENT DIVISION DIRECTOR, THIS ____ DAY OF _____, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS: _____
(PRINT NAME)

WITNESS: _____
(PRINT NAME)

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT,
A U.S. GOVERNMENTAL AGENCY

BY: _____
LAURELEI MCKNIGHT
ASSET MANAGEMENT DIVISION DIRECTOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY LAURELEI MCKNIGHT, ASSET MANAGEMENT DIVISION DIRECTOR OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, A U.S. GOVERNMENTAL AGENCY, ON BEHALF OF THE AGENCY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID
THIS ____ DAY OF _____, 2023,

COMMISSION NO. _____
EXPIRATION DATE: _____

(SIGNATURE)

(PRINT NAME)

NOTARY PUBLIC

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF LEON

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2036, AT PAGE 2197 OF THE PUBLIC RECORDS OF THE CITY OF PORT ST. LUCIE, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FLORIDA HOUSING FINANCE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE COUNSEL, THIS ____ DAY OF _____, 2023.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS: _____
(PRINT NAME)

WITNESS: _____
(PRINT NAME)

FLORIDA HOUSING FINANCE CORPORATION,
A PUBLIC CORPORATION

BY: _____
TIM KENNEDY
MULTIFAMILY LOANS/BONDS DIRECTOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY TIM KENNEDY, MULTIFAMILY LOANS/BONDS DIRECTOR OF FLORIDA HOUSING FINANCE CORPORATION, A PUBLIC CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID
THIS ____ DAY OF _____, 2023,

COMMISSION NO. _____
EXPIRATION DATE: _____

(SIGNATURE)

(PRINT NAME)

NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

I, J. PATRICK FITZGERALD, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2023, AT _____ (A.M./P.M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF ST. ELIZABETH IS VESTED IN THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSIONS IN OFFICE, AND ASSIGNS FOREVER, A CORPORATION SOLE, AND VILLA SETON, INC., A FLORIDA NOT FOR PROFIT CORPORATION;

2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

MORTGAGE, DEED OF TRUST, OR SECURITY AGREEMENT, DATED AUGUST 26, 2003, BETWEEN VILLA SETON, INC. AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED IN OFFICIAL RECORD BOOK 1781, PAGE 449, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

MORTGAGE AND SECURITY AGREEMENT, DATED JULY 22, 2004, BETWEEN VILLA SETON, INC. AND FLORIDA HOUSING FINANCE CORPORATION, RECORDED IN OFFICIAL RECORD BOOK 2036, PAGE 2197, OF THE PUBLIC RECORDS OF PORT ST. LUCIE COUNTY, FLORIDA.

3) PURSUANT TO FLORIDA STATUE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.

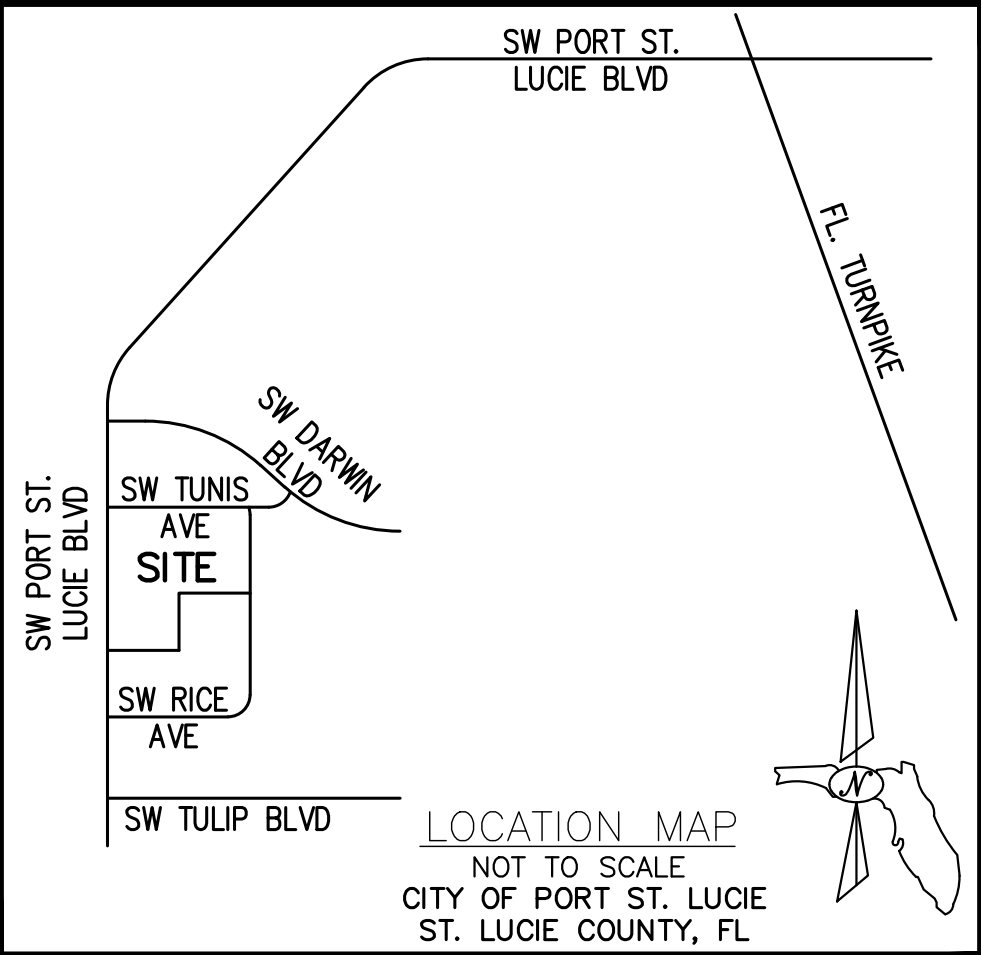
4) ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.

5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS ____ DAY OF _____, 2023.

BY: _____ (SIGNATURE)

J. PATRICK FITZGERALD
ATTORNEY-AT-LAW
LICENSED IN FLORIDA



PLAT BOOK _____

PAGE _____

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF ST. ELIZABETH ANN SETON, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF PORT ST. LUCIE, AND ALL DEDICATIONS TO THE CITY ARE ACCEPTED.

THIS ____ DAY OF _____, 2023,

CITY OF PORT ST. LUCIE

ATTEST: _____
SALLY WALSH, CMC
CITY CLERK

SHANNON M. MARTIN, MAYOR

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE 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,

BY: _____ (DEPUTY CLERK)

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

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE AS PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s), AND LOT CORNERS HAVE BEEN SET, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

THIS ____ DAY OF _____, 2023

JOHN E. PHILLIPS, III
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4826

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON S00°00'00"W (PLAT) ALONG THE CENTERLINE OF CHARTWELL STREET.

2. 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 THE CITY OF PORT ST. LUCIE.

3. LINES INTERSECTING CURVES ARE NON-RADIAL, UNLESS NOTED OTHERWISE.

4. NOTE THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

5. EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND AFFECT.

LEGEND:

ABBREVIATIONS:

ORB - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
NO. - NUMBER
PG. - PAGE
R/W - RIGHT-OF-WAY
SEC. - SECTION
C - CENTERLINE
NAD - NORTH AMERICAN DATUM 83
R - RADIUS
Δ - CENTRAL ANGLE
A - ARC LENGTH
LB - LICENSED BUSINESS
19/37/40 - SECTION 19, TOWNSHIP 37 SOUTH, RANGE 40 EAST
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
FPLE - FLORIDA POWER & LIGHT EASEMENT
S.U.E. - SPECIFIC UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
A.E. & U.E. - ACCESS & UTILITY EASEMENT
(P) - DIMENSION PER PLAT BOOK 18, PAGE 18
P.S.L.D.E. - PORT ST. LUCIE DRAINAGE EASEMENT

SYMBOLS:

PERMANENT REFERENCE MONUMENT (P.R.M.)
☐ SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"
☒ MONUMENT
☐ SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP
☐ FOUND POINT AS NOTED

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826
BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473

1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

CITY OF PORT ST. LUCIE
PROJECT NO.: P22-190
PSLUSD # 11-144-00A

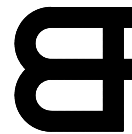
ST. ELIZABETH ANN SETON

BEING A REPLAT OF TRACT C, FIRST REPLAT IN PORT ST. LUCIE, SECTION FORTY TWO,
RECORDED IN PLAT BOOK 18, PAGE 18, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

SHEET 2 OF 2

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY
JOHN E. PHILLIPS III, P.S.M. 4826



BROWN & PHILLIPS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE RD., SUITE 509
WEST PALM BEACH, FLORIDA 33409
561-615-3988, 615-3986 FAX

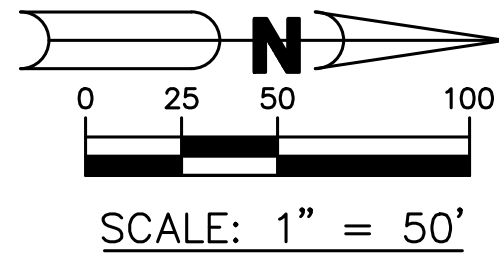
PLAT BOOK _____

PAGE _____

LEGEND:

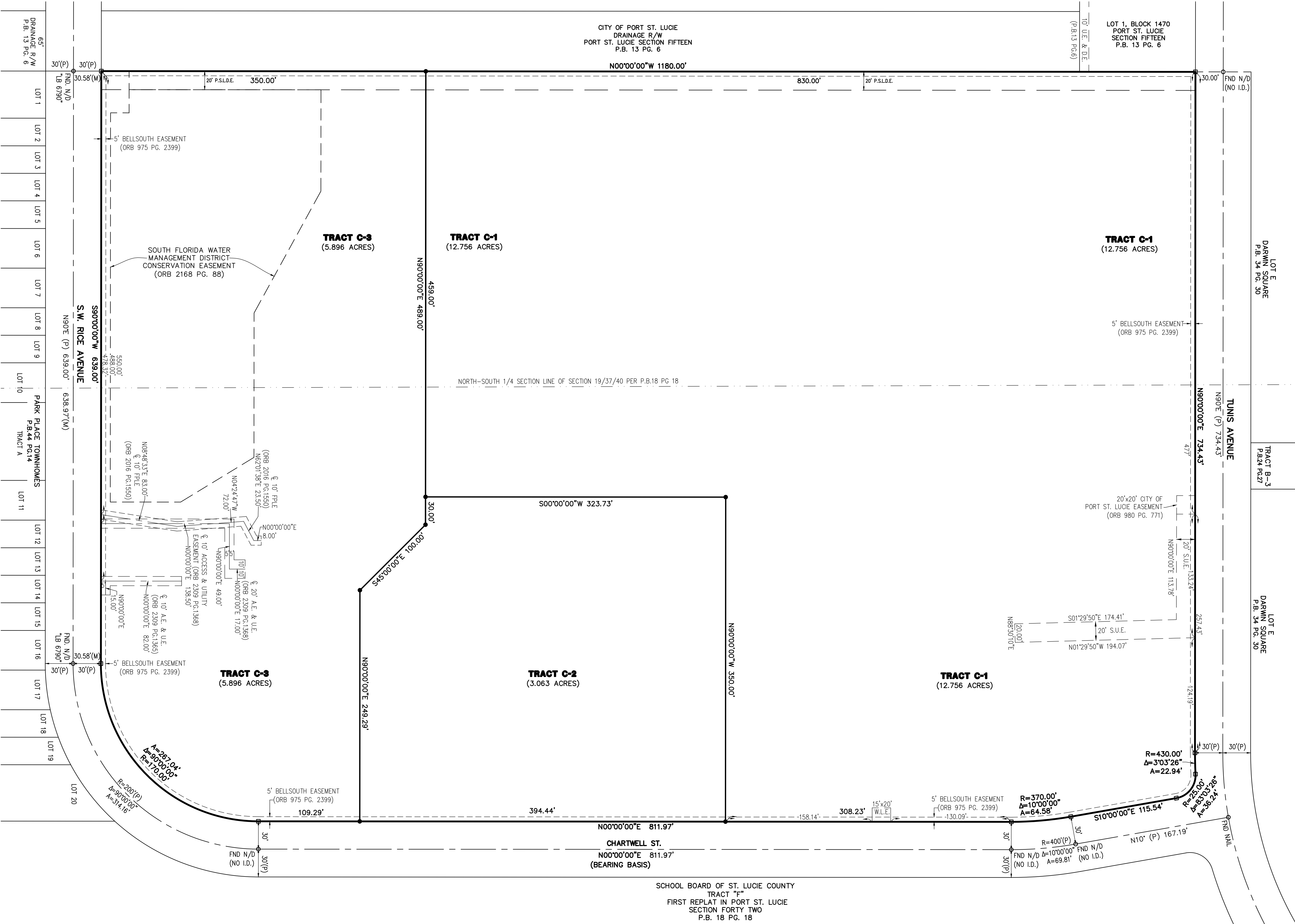
ABBREVIATIONS:

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S.U.E. - SPECIFIC UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
A.E. & U.E. - ACCESS & UTILITY EASEMENT
(P) - DIMENSION PER PLAT BOOK 18, PAGE 18



SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.)
- SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473"
 - SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP
 - EXISTING POINT FOUND AS NOTED



SCHOOL BOARD OF ST. LUCIE COUNTY
TRACT "F"
FIRST REPLAT IN PORT ST. LUCIE
SECTION FORTY TWO
P.B. 18 PG. 18