

FIRST REPLAT IN SOUTH PORT ST. LUCIE UNIT FOUR

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

A REPLAT OF LOTS 1, 2, AND 3, BLOCK 109, SOUTH PORT ST. LUCIE UNIT FOUR, RECORDED IN PLAT BOOK 13, PAGES 11, 11A THROUGH 11C, ALL OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 1, 2, AND 3, BLOCK 109, SOUTH PORT ST. LUCIE UNIT FOUR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 11, 11A THROUGH 11C, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

GENA 1905, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER(S), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "FIRST REPLAT IN SOUTH PORT ST. LUCIE UNIT FOUR", 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 UTILITY EASEMENTS ("U.E.") AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH 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 FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, WASTEWATER, AND IRRIGATION 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.

DATED THIS _____ DAY OF _____, 20____

GENA 1905, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
 JEREMIAH BARON
 ITS MANAGER

 WITNESS SIGNATURE

 WITNESS PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY JEREMIAH BARON, THE MANAGER OF 1905 GENA ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS () PERSONALLY KNOWN TO ME OR () WHO HAS PRODUCED _____ (TYPE OF IDENTIFICATION).

(NOTARY SEAL)

 NOTARY SIGNATURE
 PRINT NAME: _____
 NOTARY PUBLIC
 STATE OF _____ AT LARGE
 MY COMMISSION EXPIRES _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF _____
 COUNTY OF _____

CENTERSTATE BANK "MORTGAGEE", THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE, DATED THE 21ST DAY OF APRIL, 2020, IN O.R. BOOK 4413, PAGES 220 THROUGH 228, OF THE PUBLIC RECORDS OF ST. LUCIE, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

CENTERSTATE BANK, N.A.

WITNESS:

BY: _____

 PRINT NAME

 POSITION

[CORPORATE SEAL]

 PRINTED NAME

 PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF _____

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

 NOTARY SIGNATURE

 PRINT NAME
 NOTARY PUBLIC
 STATE OF _____ AT LARGE
 MY COMMISSION EXPIRES: _____

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 I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND DO CERTIFY THAT:

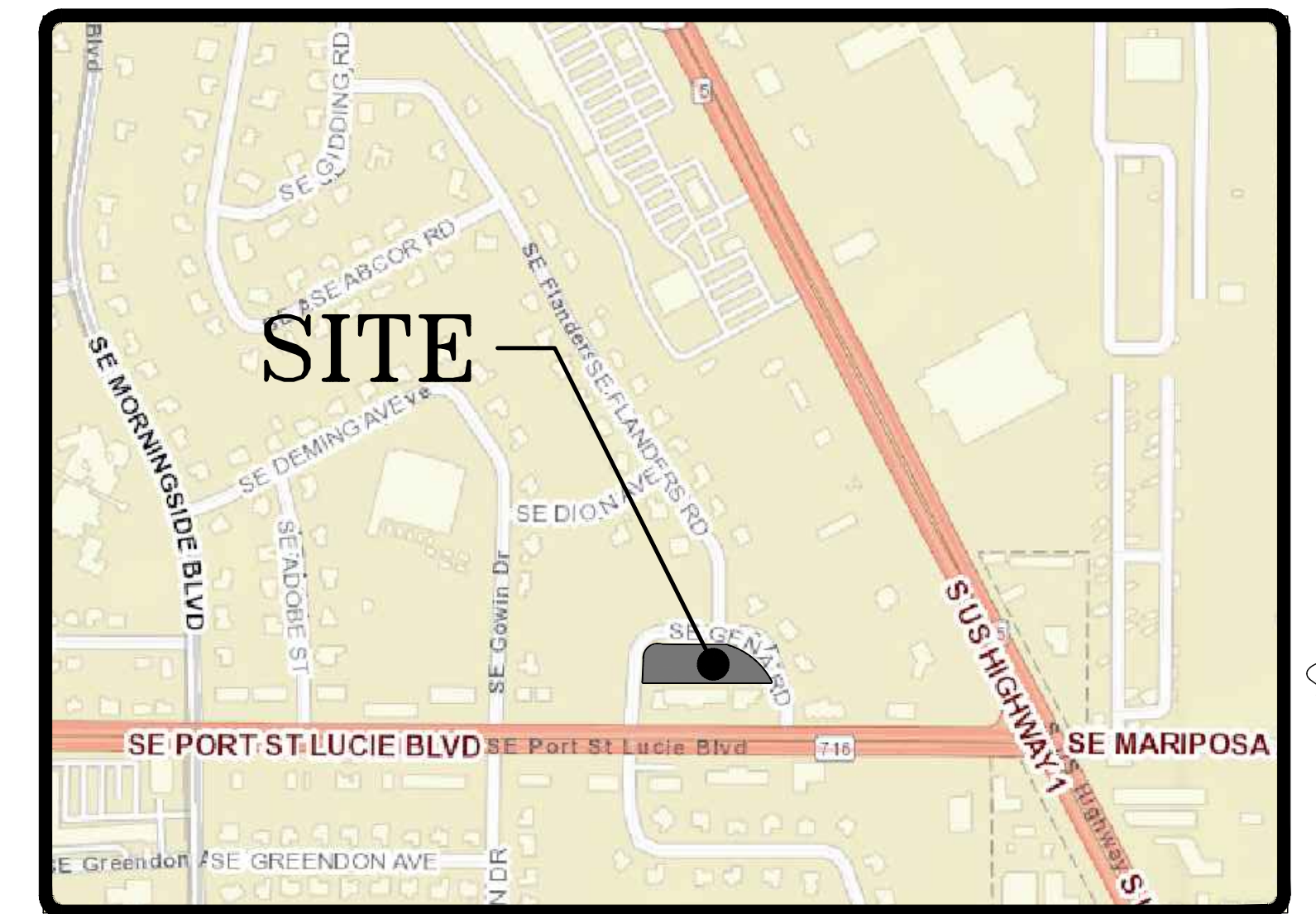
- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF GENA 1905, LLC, THE ENTITY EXECUTING THE DEDICATION.
- (2) THERE IS A MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN DATED APRIL 21, 2020, TO CENTERSTATE BANK, N.A., RECORDED IN O.R. BOOK 4413, PAGES 220 THROUGH 228, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- (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 20____.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____, 2021.

BY: _____

 PRINT NAME:

FLORIDA BAR NO. _____



SITE MAP
 NOT TO SCALE

APPROVAL OF CITY COUNCIL

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

IT IS HEREBY CERTIFIED THAT THIS FIRST REPLAT IN SOUTH PORT ST. LUCIE UNIT FOUR, 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 _____, 20____.

 CITY CLERK GREGORY J. ORAVEC, MAYOR

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,

DATED THIS _____ DAY OF _____, 20____.

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

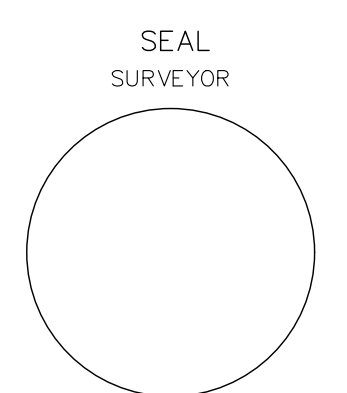
SEAL
 CITY OF PORT
 SAINT LUCIE

SEAL
 CLERK OF
 THE COURT

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF "FIRST REPLAT IN SOUTH PORT ST. LUCIE UNIT FOUR" 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 _____, 20____.



 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTER LINE OF GENA ROAD, SAID CENTER LINE HAS A BEARING OF SOUTH 89°54'44" EAST.
2. PLAT CONTAINS 1.45 ACRES, MORE OR LESS.
3. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
4. 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

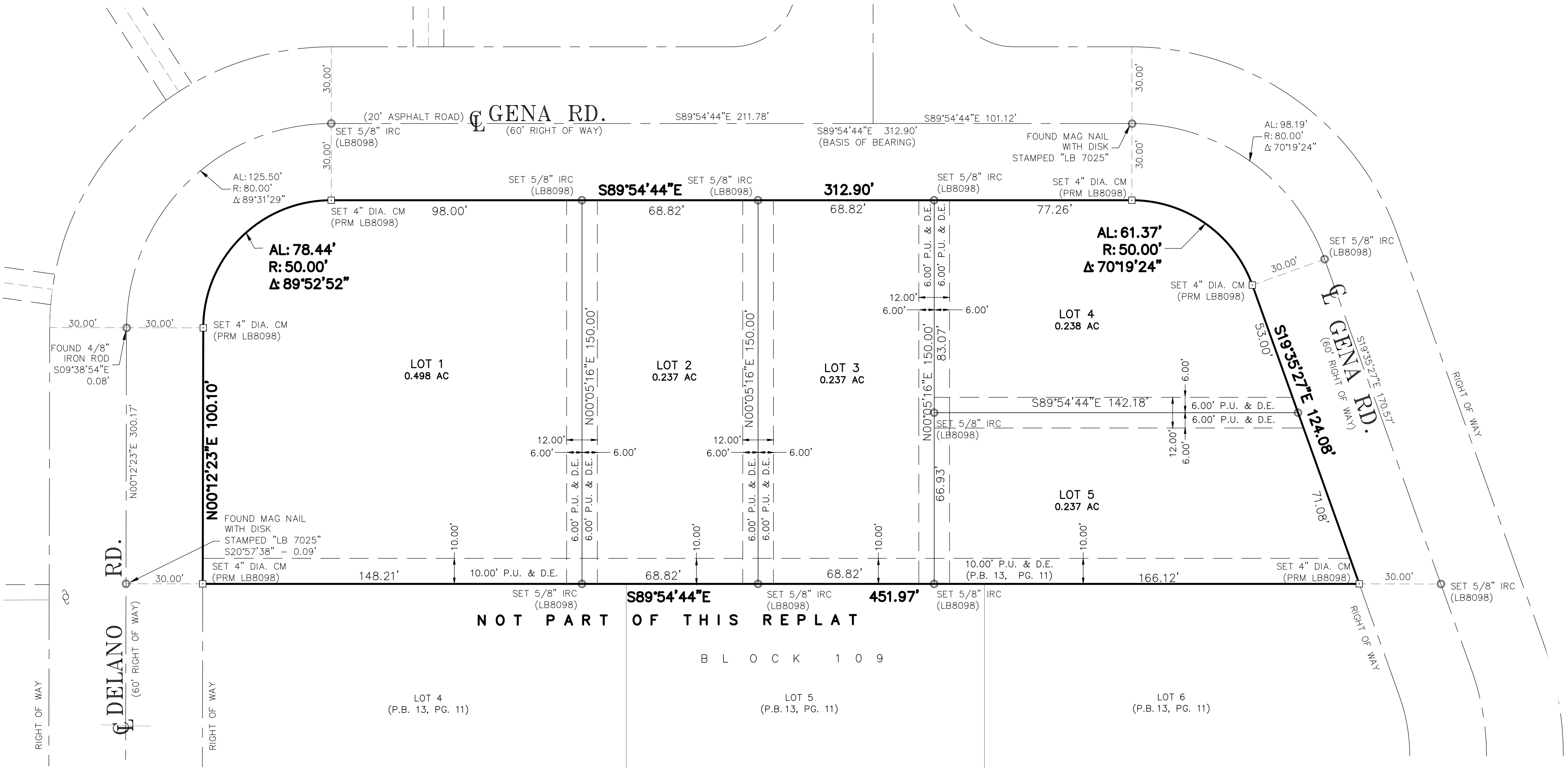
EDC PROJECT NO. 20-107
 CITY OF PORT ST. LUCIE PROJECT P21-035
 PORT ST. LUCIE USD PROJECT NO. 5403

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8998

Z:\EDC\2020\2020-07-Edison - 1902 GenA Road\SURVEY\Map - PDF\SURVY\202107 REPLAT (04-12-21) Map 41302021.dwg 4/13/2021 11:11 AM

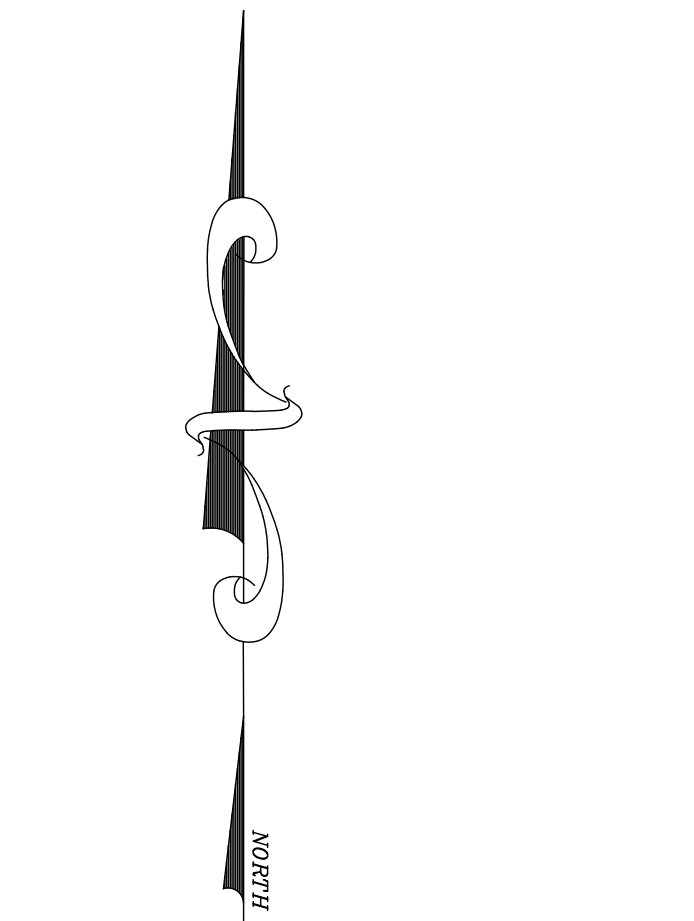
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LEGEND

(P)	PLAT DATA CALCULATED FROM FIELD MEASUREMENTS	EL	ELEVATION
(C)	DEED OR DESCRIPTION	CONC	CONCRETE
(D)	POINT OF COMMENCEMENT	CATV	CABLE TELEVISION
P.O.C.	POINT OF COMMENCEMENT	SO.	SQUARE
P.O.B.	POINT OF BEGINNING	FT.	FEET
P.O.T.	POINT OF TANGENCY	INFO.	INFORMATION
L.B.	LICENSED BUSINESS	TOB	TOP OF BANK
PRM	PERMANENT REFERENCE MONUMENT	OHU	OVERHEAD UTILITIES
IR/C	5/8" IRON ROD & CAP AS NOTED	SV	SANITARY VALVE
CM	CONCRETE MONUMENT	GV	GAS VALVE
IR	IRON ROD	WV	WATER VALVE
O.R.B.	OFFICIAL RECORDS BOOK	IR	IRRIGATION VALVE
PB	PLAT BOOK	△	FIRE HYDRANT
PG	PAGE	○	WELL
Δ	CENTRAL ANGLE	○	MONITORING WELL
R	RADIUS	○	WATER METER
L	ARC LENGTH	○	WATER BACKFLOW PREVENTOR
CB	CHORD BEARING	○	DRAINAGE MANHOLE
CD	CHORD DISTANCE	○	SANITARY MANHOLE
UGE	UNDERGROUND ELECTRIC	○	HAND HOLE
UG AT&T	UNDERGROUND AT&T	○	FIBER OPTICS JUNCTION BOX
R/W	RIGHT OF WAY	○	ELECTRICAL JUNCTION BOX
A/C	AIR CONDITIONING	○	CABLE TV JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE	○	WOOD POWER POLE
WM	WATER MAIN	○	CONCRETE POWER POLE
FM	FORCE MAIN	○	SIGN
P.U.E.	PUBLIC UTILITY EASEMENT	○	SANITARY CLEAN OUT
D.E.	DRAINAGE EASEMENT	○	NORTHING (OR NORTH)
U.E.	UTILITY EASEMENT	○	EASTING (OR EAST)
P.D.E.	PRIVATE DRAINAGE EASEMENT	○	DRAINAGE STRUCTURE
CL	CENTERLINE	○	MAIL BOX
PL	PROPERTY LINE	○	LIGHT POLE
No.	NUMBER	○	JUNCTION BOX
Typ	TYPICAL	○	SPOT ELEVATION
FND	FOUND		
STA	STATION		
O/S	OFF SET		
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM		
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM		
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
P.I.D.	PARCEL IDENTIFICATION NUMBER		



GRAPHIC SCALE
 0 15 30 60 90 120
 (IN FEET)
 1 inch = 30 ft.

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

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