

FLAGLER HEALTHCARE

BEING A REPLAT OF BECKER COMMONS, RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 33, 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 CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2, AND 3 BECKER COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 5.80 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & RESERVATION

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

A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "FLAGLER HEALTHCARE", BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY RESERVE AS FOLLOWS:

THE 26.00-FOOT-WIDE INGRESS & EGRESS EASEMENT, THE 167.50 BY 142.00-FOOT-WIDE JOINT PARKING EASEMENT, AND THE 10.00 BY 25.00-FOOT-WIDE SIGN EASEMENTS DEPICTED HEREON AND NOTED "TO BE ABANDONED" ARE SHOWN IN REFERENCE TO THE UNDERLYING PLAT OF "BECKER COMMONS" AS RECORDED IN PLAT BOOK 62, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID EASEMENTS ARE HEREBY VACATED BY AND THROUGH THE APPROVAL AND RECORDING OF THIS PLAT OF "FLAGLER HEALTHCARE."

IN WITNESS WHEREOF, THE ABOVE NAMED A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 2024.

A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____, TITLE: _____

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 _____, 20____, BY _____, THE _____ OF A M DEVELOPMENTS, 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, _____ AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 20____:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF A M DEVELOPMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITIES EXECUTING THE DEDICATION.
- (2) THERE IS NO MORTGAGE 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 2023.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 20____.

SIGNED: _____
PRINT NAME: _____
FIRM: _____
ADDRESS: _____
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 "FLAGLER HEALTHCARE", 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 OF PORT ST. LUCIE
SALLY WALSH, CITY CLERK SHANNON M. MARTIN, MAYOR

CLERK'S RECORDING CERTIFICATE

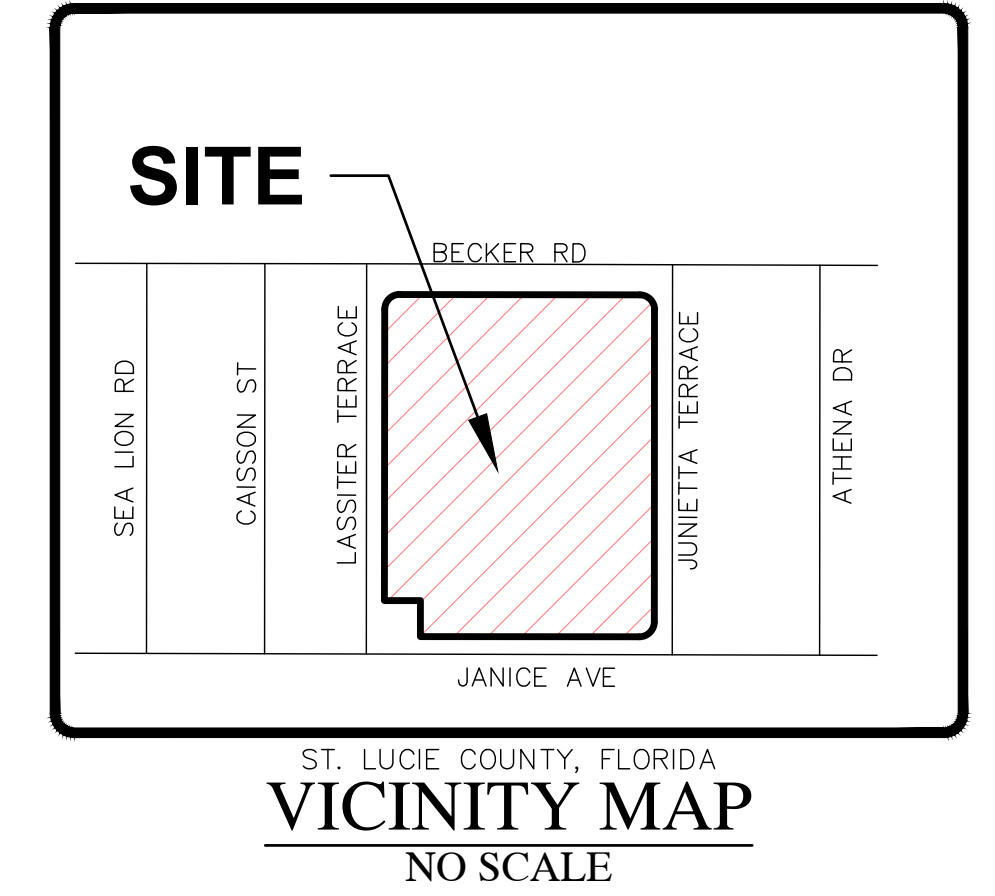
STATE OF FLORIDA
COUNTY OF ST. LUCIE

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.

THIS _____ DAY OF _____, 20____.

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



SURVEYOR'S CERTIFICATE

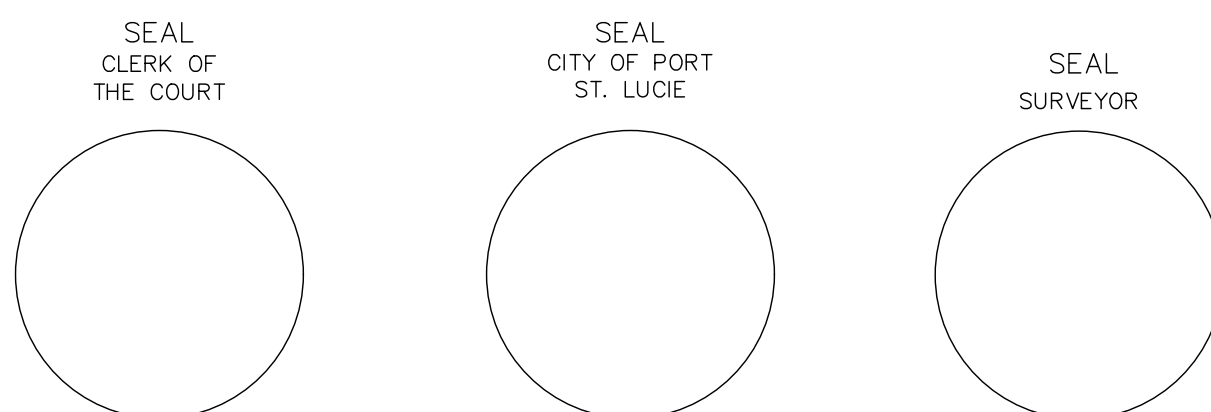
I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF FLAGLER HEALTHCARE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT 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____.

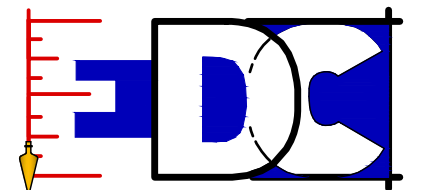
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY, SUITE 201
PORT ST. LUCIE, FLORIDA 34987

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. 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 NORTH RIGHT-OF-WAY LINE OF BECKER ROAD, A 100.00-FOOT-WIDE RIGHT-OF-WAY. SAID RIGHT-OF-WAY LINE HAS A BEARING OF SOUTH 89°53'51" EAST.
- 4. PLAT CONTAINS 5.80± 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.



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 #23-232
CITY OF PORT ST. LUCIE
PROJECT NO. P24-049
PSLUSD FILE NO. 11-953-00

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

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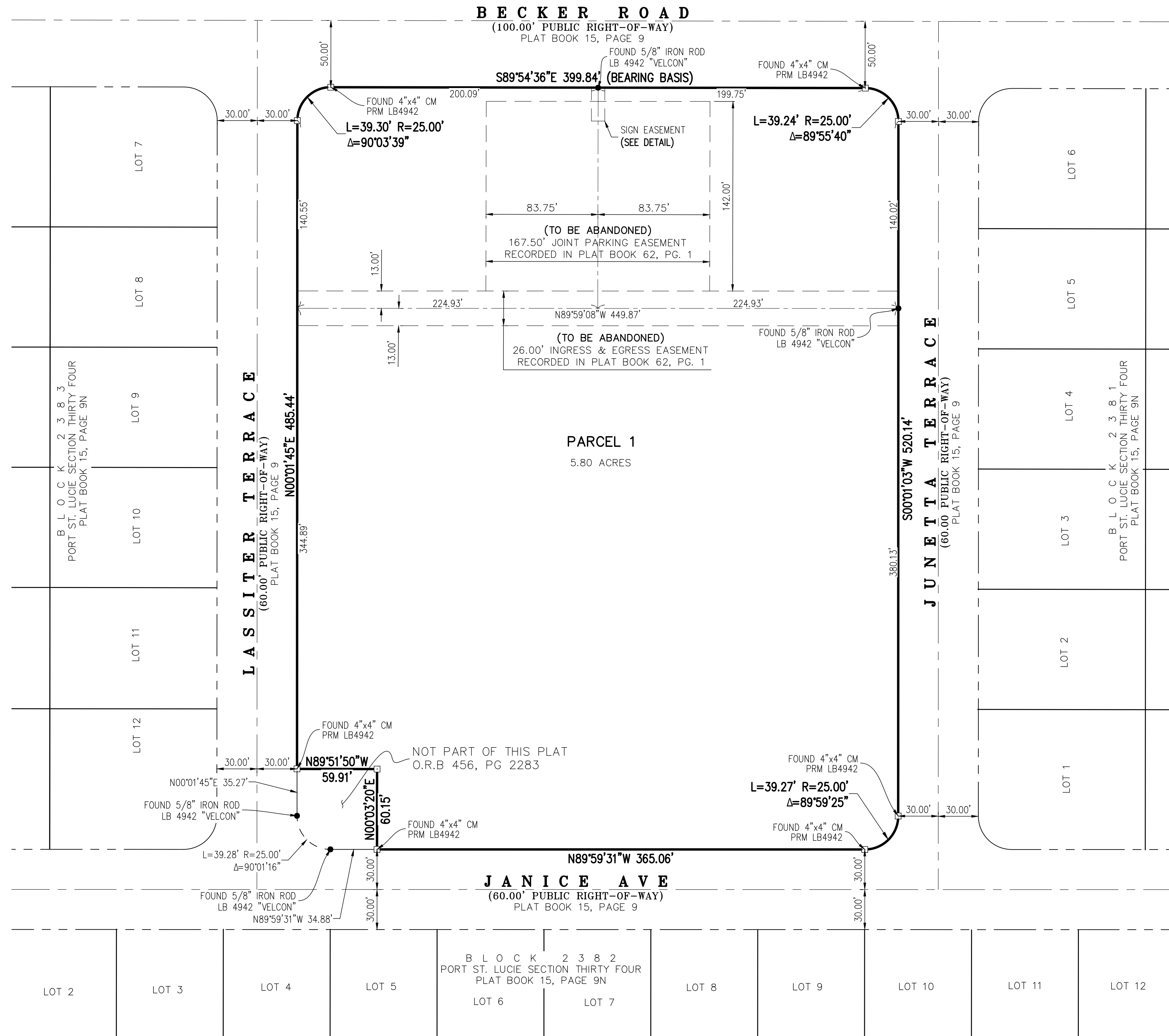
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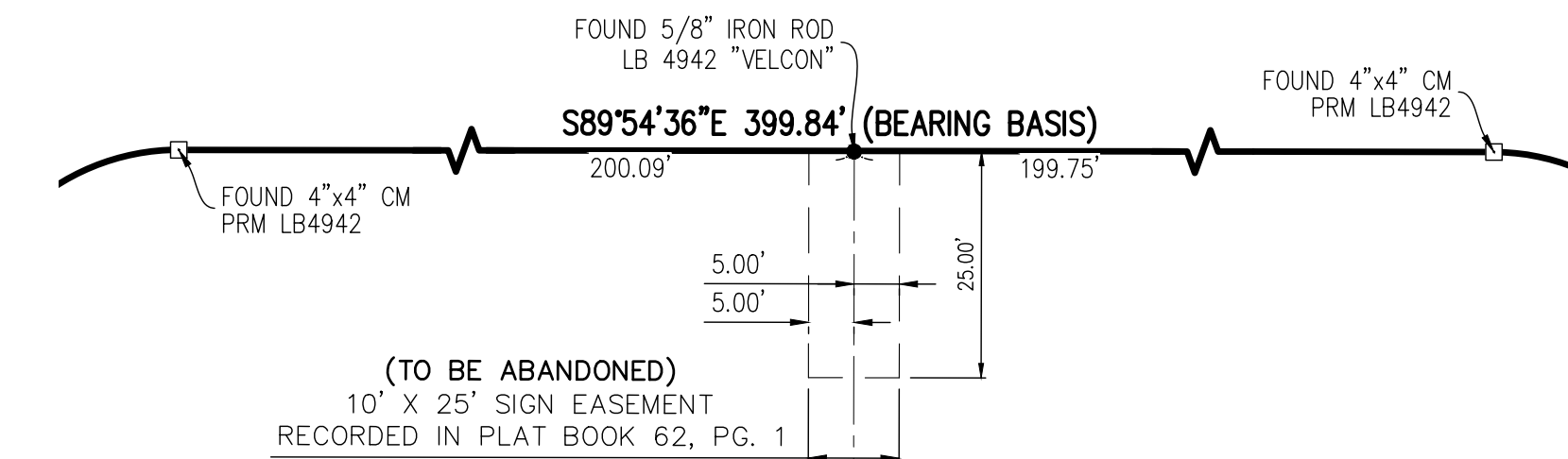
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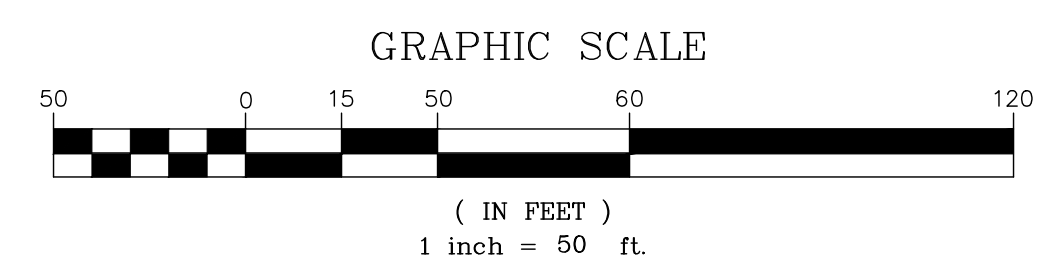
SIGN EASEMENT DETAIL

SCALE: 1" = 20'

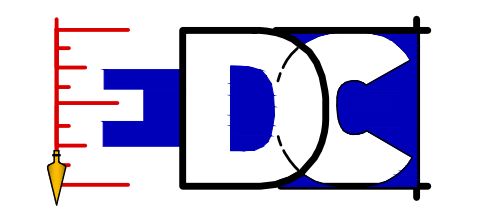


LEGEND

- | | | | |
|---|----------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------|
| □ | INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED | P.O.C. POINT OF COMMENCEMENT | P.B. PLAT BOOK |
| ● | INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED | P.O.B. POINT OF BEGINNING | PG. PAGE |
| • | INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098" | P.S.M. PROFESSIONAL SURVEYOR & MAPPER | R/W RIGHT-OF-WAY |
| ○ | INDICATES FOUND PROPERTY CORNER DESCRIBED AS SHOWN | L.B. LICENSED BUSINESS | (NR) NON-RADIAL |
| | | P.R.M. PERMANENT REFERENCE MONUMENT | Δ/D CURVE CENTRAL ANGLE/DELTA |
| | | P.C.P. PERMANENT CONTROL POINT | R RADIUS |
| | | IR&C 5/8" IRON ROD & CAP | L CURVE LENGTH |
| | | CM CONCRETE MONUMENT | L.S.E. LIFT STATION EASEMENT |
| | | O.R.B. OFFICIAL RECORDS BOOK | |



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



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