

LOCATION MAP  
(NOT TO SCALE)

# LEAFY ROAD ESTATES

BEING A REPLAT OF TRACT D, PORT ST. LUCIE, SECTION ELEVEN  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12  
 PAGES 51, 51A THROUGH 51E, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA  
 LYING IN SECTION 2, TOWNSHIP 37 SOUTH, RANGE 39 EAST  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

### LEGAL DESCRIPTION

TRACT D, PORT ST. LUCIE, SECTION ELEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 51, 51A THROUGH 51E, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

KNOWN ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE LANDS SHOWN HEREON AS LEAFY ROAD ESTATES, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- THE UTILITY EASEMENTS AND DRAINAGE 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.
- ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, AS SHOWN ON PORT ST. LUCIE SECTION ELEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 51, 51A THROUGH 51E, PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED \_\_\_\_\_, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_, LLC  
 SIGNED, SEALED AND DELIVERED  
 IN THE PRESENCE OF:

BY: \_\_\_\_\_  
 \_\_\_\_\_, ITS \_\_\_\_\_

WITNESS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

### 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 \_\_\_\_\_, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

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.

NOTICE: 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.

NOTICE: 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.

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

THE UNDERSIGNED, \_\_\_\_\_, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF \_\_\_\_\_, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_

NAME:  
 ADDRESS:

### SURVEYOR'S NOTES

- THE CENTERLINE OF S.W. LEAFY ROAD IS ASSUMED TO BEAR NORTH 76°46'43" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTE.
- OVERALL PARCEL CONTAINS 3.28 ACRES, MORE OR LESS.

### 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 \_\_\_\_\_, 2021.

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

### APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS HEREIN ARE ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY OF PORT ST. LUCIE

ATTEST:

\_\_\_\_\_  
 SHANNON M. MARTIN, VICE MAYOR

\_\_\_\_\_  
 SALLY WALSH, CITY CLERK

### SURVEYOR'S CERTIFICATE

I HEREBY 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 COMPLIES WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

CIVILSURV DESIGN GROUP, INC. **BRIAN C KIERNAN**

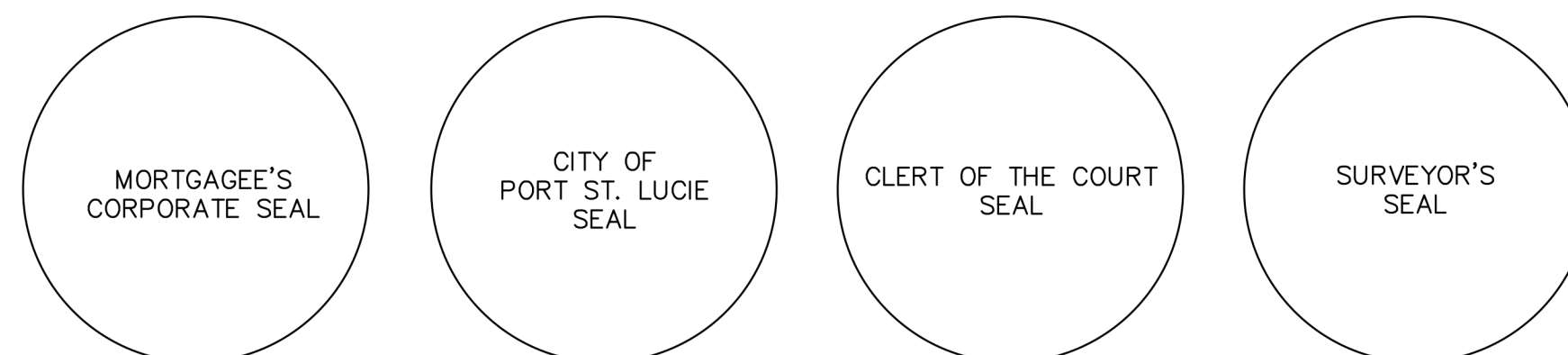
Digitally signed by BRIAN C KIERNAN  
 DN: c=US, o=Florida  
 dnQualifier=RD1010000001787913  
 2050000E8C, cn=BRIAN C KIERNAN  
 Date: 2021.05.19 09:06:45 -0400

BY: BRIAN C. KIERNAN  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 6101

DATE OF SIGNATURE

PREPARED IN THE OFFICE OF:  
 CIVILSURV DESIGN GROUP, INC.  
 1680 S.W. BAYSHORE BOULEVARD  
 PORT ST. LUCIE, FLORIDA 34984  
 CERTIFICATION NUMBER: LB 7805

CITY OF PORT ST. LUCIE PROJECT NO.: P21-009



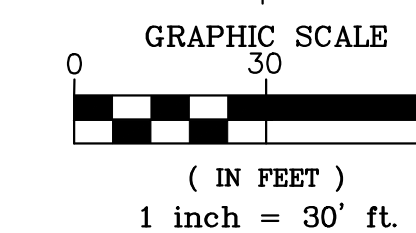
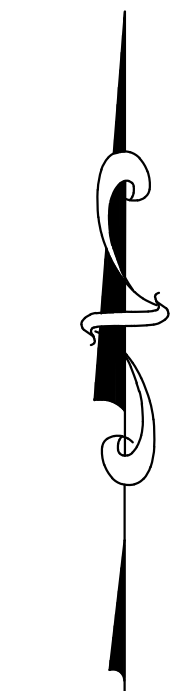
**CIVILSURV**  
 CIVILSURV DESIGN GROUP, INC.  
 1680 S.W. Bayshore Boulevard, Port St. Lucie, Florida 34984  
 Tel: 772-323-2244 L.B. No. 7805

SHEET NO.  
 1  
 OF  
 2

# LEAFY ROAD ESTATES

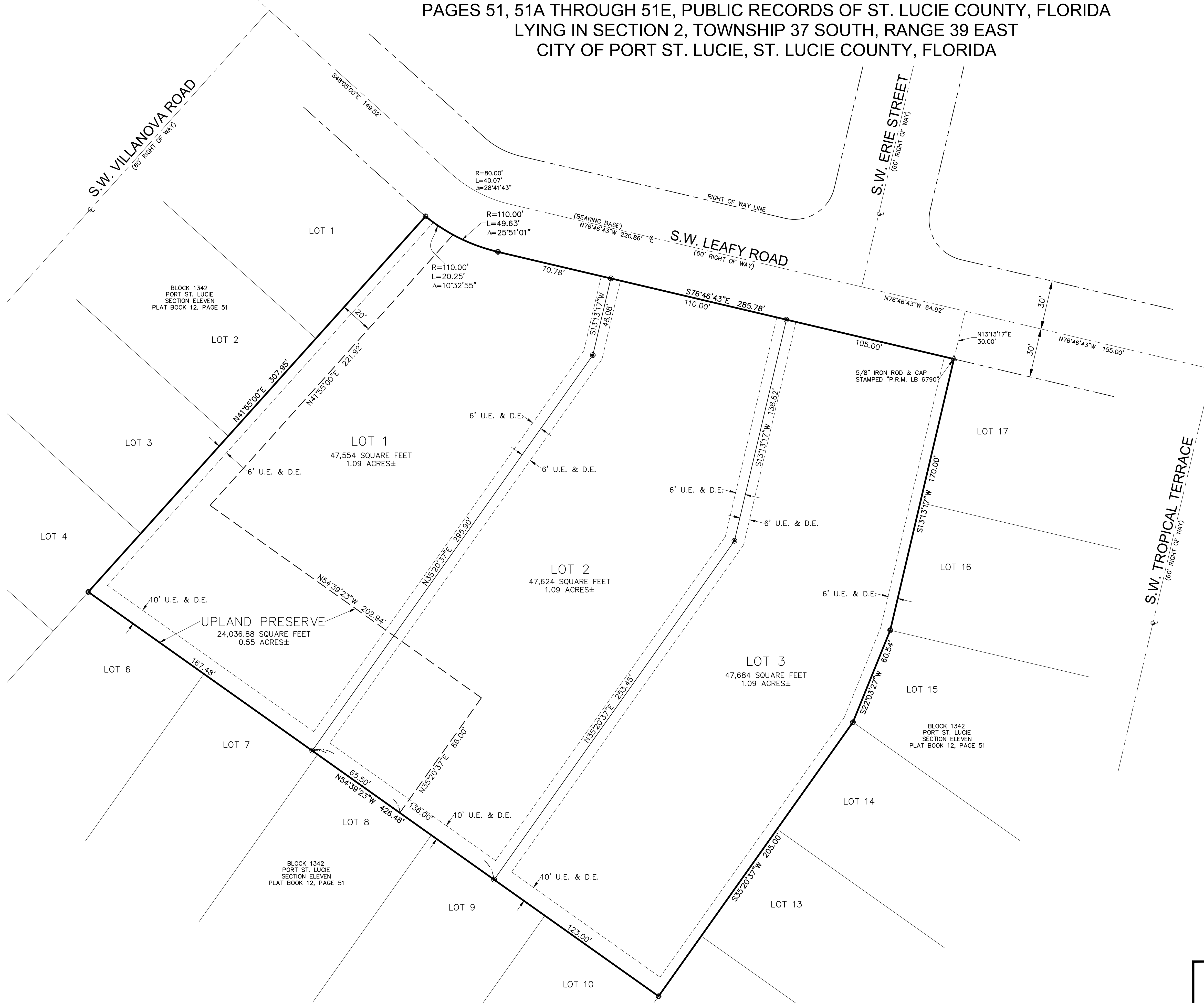
BEING A REPLAT OF TRACT D, PORT ST. LUCIE, SECTION ELEVEN  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12  
 PAGES 51, 51A THROUGH 51E, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA  
 LYING IN SECTION 2, TOWNSHIP 37 SOUTH, RANGE 39 EAST  
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
 DOCKET \_\_\_\_\_



### LEGEND & ABBREVIATIONS

- O.R.B. - OFFICIAL RECORDS BOOK
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- CL - CENTERLINE
- L.B. - LICENSED BUSINESS
- ID - IDENTIFICATION
- Δ - DELTA ANGLE
- R - RADIUS
- L - LENGTH
- - PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD & CAP STAMPED "P.R.M. LB 7805"
- ⊙ - 5/8" IRON ROD & CAP STAMPED "P.R.M. LB 7805"



CITY OF PORT ST. LUCIE PROJECT NO.: P21-009

**CIVILSURV**  
 CIVILSURV DESIGN GROUP, INC.  
 1680 S.W. Bayshore Boulevard, Port St. Lucie, Florida 34984  
 Tel: 772-323-2244 L.B. No. 7805

SHEET NO.  
 2  
 OF  
 2