

# PORT ST. LUCIE SECTION TWENTY FIVE, REPLAT OF LOT 11, BLOCK 24

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_

A REPLAT OF LOT 11, BLOCK 24, PORT ST. LUCIE SECTION TWENTY FIVE, RECORDED IN PLAT BOOK 13, PAGES 32, 32A-32I, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING AND BEING IN SECTION 20, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, 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:  
LOT 11, BLOCK 24, PORT ST. LUCIE SECTION TWENTY FIVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE(S) 32, 32A TO 32I OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
CONTAINING 0.51 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

SLALANI LLC, BY AND THROUGH ITS UNDERSIGNED OFFICER(S), OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "PORT ST. LUCIE SECTION TWENTY FIVE, REPLAT OF LOT 11, BLOCK 24", BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE DRAINAGE & UTILITY 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 ON PORT ST. LUCIE SECTION TWENTY FIVE, RECORDED IN PLAT BOOK 13, PAGE 32, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT.

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

SLALANI LLC

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
POSITION: \_\_\_\_\_

\_\_\_\_\_  
WITNESS SIGNATURE                      WITNESS SIGNATURE  
  
\_\_\_\_\_  
WITNESS PRINTED NAME                      WITNESS PRINTED NAME

## 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 \_\_\_\_\_ THE \_\_\_\_\_ OF SLALANI LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

\_\_\_\_\_  
NOTARY PUBLIC  
  
\_\_\_\_\_  
NOTARY SEAL

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, JAMES MORAN, THE CEO OF FIRST INTERNATIONAL TITLE INSURANCE, INC., DO 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 SLALANI LLC, THE ENTITY EXECUTING THE DEDICATION.
- THAT THERE IS 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 DEPICTED BY THIS PLAT.

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

SIGNED: \_\_\_\_\_  
JAMES MORAN  
FIRST INTERNATIONAL TITLE INSURANCE, INC.

## APPROVAL OF CITY COUNCIL

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

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "PORT ST. LUCIE SECTION TWENTY FIVE, REPLAT OF LOT 11, BLOCK 24", 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
CITY OF PORT ST. LUCIE  
  
\_\_\_\_\_  
CITY CLERK                      SHANNON M. MARTIN, VICE MAYOR

## CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, \_\_\_\_\_, 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.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ CLERK OF THE CIRCUIT COURT, ST. LUCIE COUNTY, FLORIDA

SEAL  
CITY OF PORT  
SAINT LUCIE

SEAL  
CLERK OF  
THE COURT



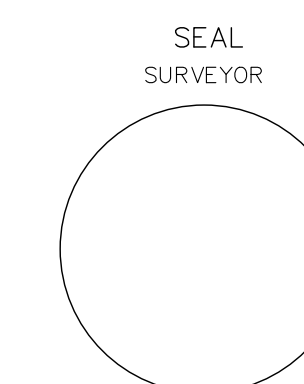
SITE MAP  
NOT TO SCALE

## SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF PORT ST. LUCIE SECTION TWENTY FIVE, REPLAT OF LOT 11, BLOCK 24 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 \_\_\_\_\_, 2021.

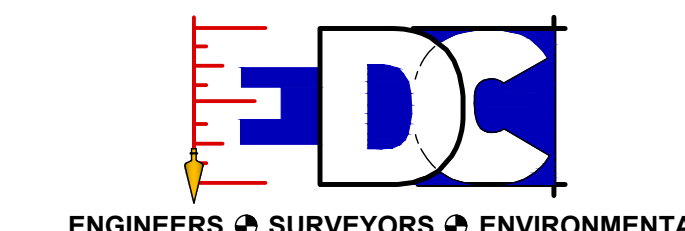
\_\_\_\_\_  
MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5556  
EDC, INC. LB#8098  
10250 SW VILLAGE PARKWAY  
PORT ST. LUCIE, FLORIDA 34987



## NOTES:

- 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 CENTERLINE OF KINGSTON TREET. SAID SOUTH LINE HAS A BEARING OF SOUTH 00°09'15" EAST.
- PLAT CONTAINS 0.51 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- 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 #21-188  
CITY OF PORT ST. LUCIE PROJECT P21-102  
PSLUSD PROJECT #5408

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

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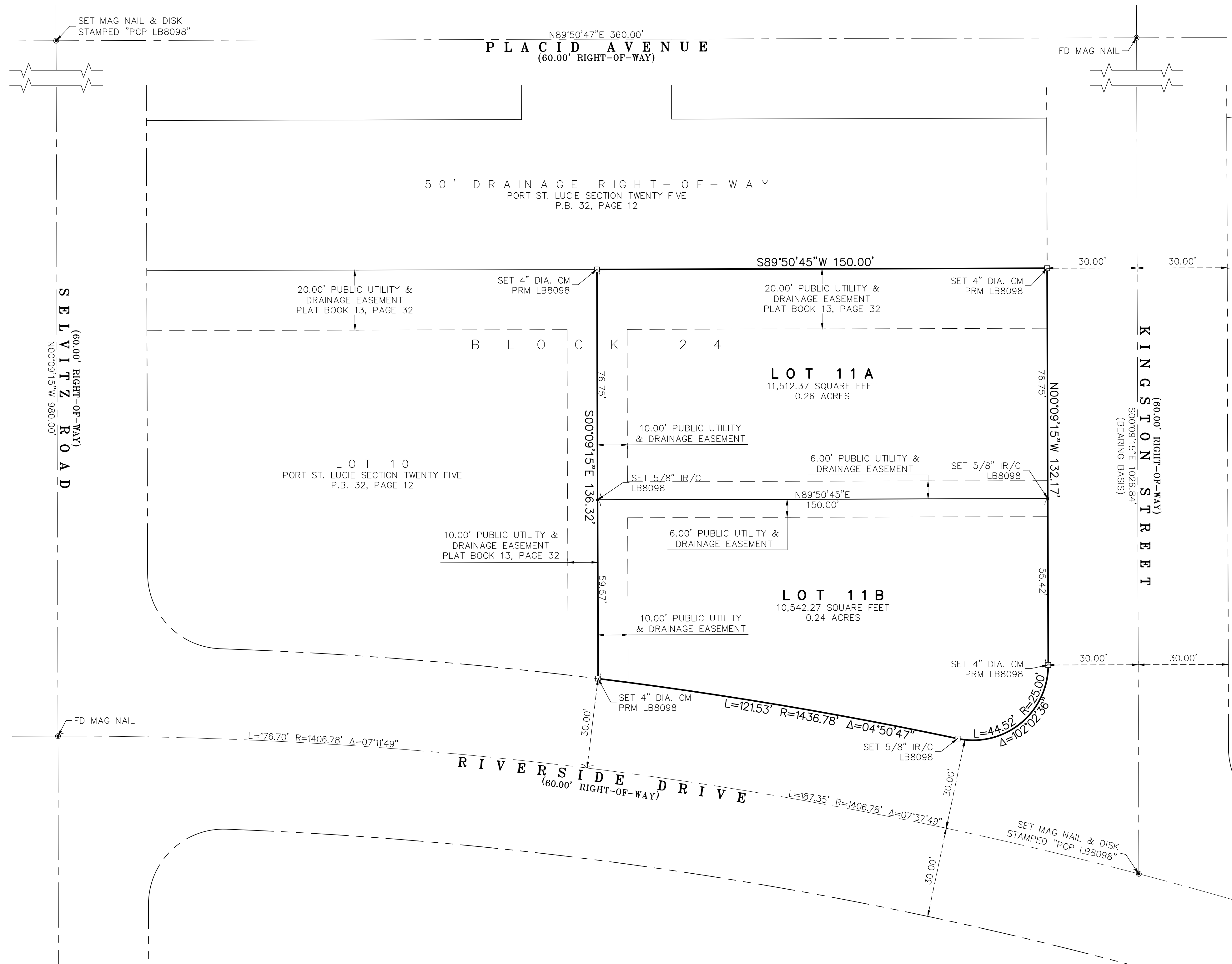
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PLAT BOOK \_\_\_\_\_

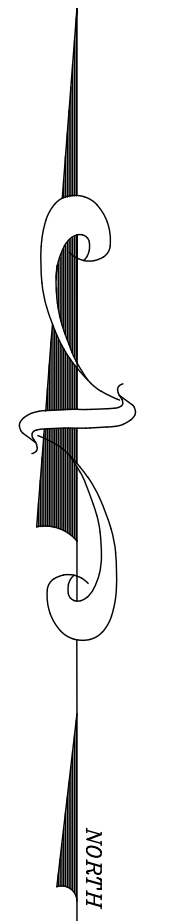
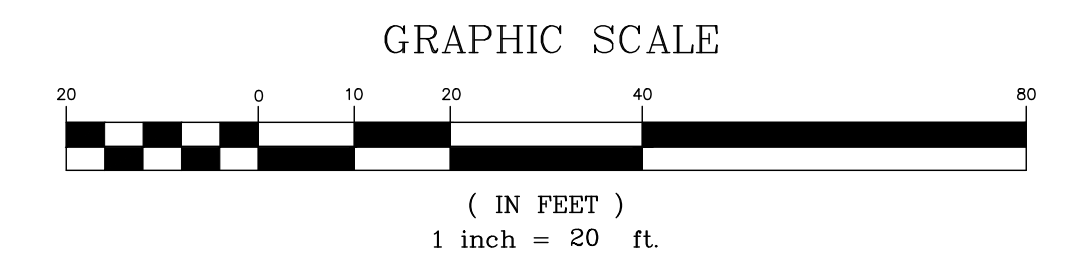
PAGE \_\_\_\_\_

DOCKET NO. \_\_\_\_\_



**LEGEND**

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4" DIAMETER CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED	● INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED	• INDICATES TRACT CORNER SET 5/8" IRON & CAP STAMPED "LB 8098"	P.O.C. POINT OF COMMENCEMENT	P.O.B. POINT OF BEGINNING	P.L.S. PROFESSIONAL LAND SURVEYOR	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	L.S. LAND SURVEYOR	L.B. LICENSED BUSINESS	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.P. PERMANENT CONTROL POINT FOUND	IR&C 5/8" IRON ROD & CAP CONCRETE MONUMENT	IR IRON ROD	O.R.B. OFFICIAL RECORDS BOOK	P.B. PLAT BOOK	P.C. PAGE	B.E. BUFFER EASEMENT	U.E. UTILITY EASEMENT	I.E.E. INGRESS/EGRESS EASEMENT	REC. RECREATION TRACT	P.U.E. PUBLIC UTILITY EASEMENT	NGS NATIONAL GEODETIC SURVEY	L.B.T. LANDSCAPE BUFFER TRACT	L.S.E. LIFT STATION EASEMENT	O.S.T. OPEN SPACE TRACT	W.M.T. WATER MANAGEMENT TRACT	R/W RIGHT-OF-WAY	(NR) NON-RADIAL	SEC. SECTION	TWP. TOWNSHIP	RGE. RANGE	S.P.C. STATE PLANE COORDINATE	S.F. SQUARE FEET	CCR CERTIFIED CORNER RECORD	R. RADIUS	Δ/D CURVE CENTRAL ANGLE/DELTA	L. CURVE LENGTH	CB. CHORD BEARING	CD. CHORD DISTANCE
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PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



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