

# PARCEL 1 REPLAT

BEING A REPLAT OF PARCEL 1 OF REPLAT TRACT "G" OF PORT ST. LUCIE – SECTION THIRTY FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 12, PAGES 12 THROUGH 12A, OF THE PUBLIC RECORDS, LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 2

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

PAGE: \_\_\_\_\_

FILE NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

## LEGAL DESCRIPTION:

PARCEL 1 OF REPLAT TRACT "G" OF PORT ST. LUCIE – SECTION THIRTY FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 12, PAGES 12 THROUGH 12A, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 420,977 SQUARE FEET OR 9.664 ACRES, MORE OR LESS.

## DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE FAMILY LIFE WORSHIP CENTER, INC., A FLORIDA CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE), AS SHOWN HEREON, SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. UTILITY AND DRAINAGE EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE (CITY), ITS SUCCESSORS, 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, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATION FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.

2. THE ACCESS EASEMENT (AE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF PROVIDING ACCESS FROM DARWIN BOULEVARD TO THE 20' PUDE ALONG THE NORTH PROPERTY LINE. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR CERTAIN TYPE OF TREES AND SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

4. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

THE FAMILY LIFE WORSHIP CENTER, INC., A FLORIDA CORPORATION

BY: \_\_\_\_\_  
DARREN GAYLE, PASTOR & CEO

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT:

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

BEFORE ME PERSONALLY APPEARED DARREN GAYLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PASTOR & CEO OF THE FAMILY LIFE WORSHIP CENTER, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE UNDERSIGNED, ALEXANDER GONANO, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT BASED ON THE TITLE REPORT BY COMMON WEALTH LAND TITLE INSURANCE COMPANY, DATED AS OF THE 9TH DAY OF APRIL, 2024:

- THE RECORD TITLE TO THE LANDS AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE FAMILY LIFE WORSHIP CENTER, INC., A FLORIDA NON-PROFIT CORPORATION, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN EXCEPT THAT CERTAIN MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 3637 AT PAGE 1638 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED OR OTHERWISE MODIFIED FROM TIME TO TIME.
- PURSUANT TO THE FLORIDA STATUTE SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AGAINST SAID LAND HAVE BEEN SATISFIED.
- NO CONFLICTING RIGHTS -OF-WAY, EASEMENTS OR PLATS ARE RECORDED, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
ALEXANDER GONANO  
ATTORNEY AND COUNSELOR AT LAW  
GONANO LAW PLLC  
5550 US HIGHWAY 1 (SUITE 3)  
FORT PIERCE, FL 34982

## MORTGAGEE'S CONSENT:

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE, AS DETAILED IN THE TITLE CERTIFICATION HEREON, ON THE LAND DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, AS AMENDED, TO SUCH DEDICATIONS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
ANDREA R. DEICICCO, SENIOR VICE PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGEMENT:

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

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

## CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

## APPROVAL OF CITY SURVEYOR:

IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, 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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

## APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF REPLAT OF MINNIE COURT PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL DEDICATIONS AND/OR RESERVATIONS HEREON ARE ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

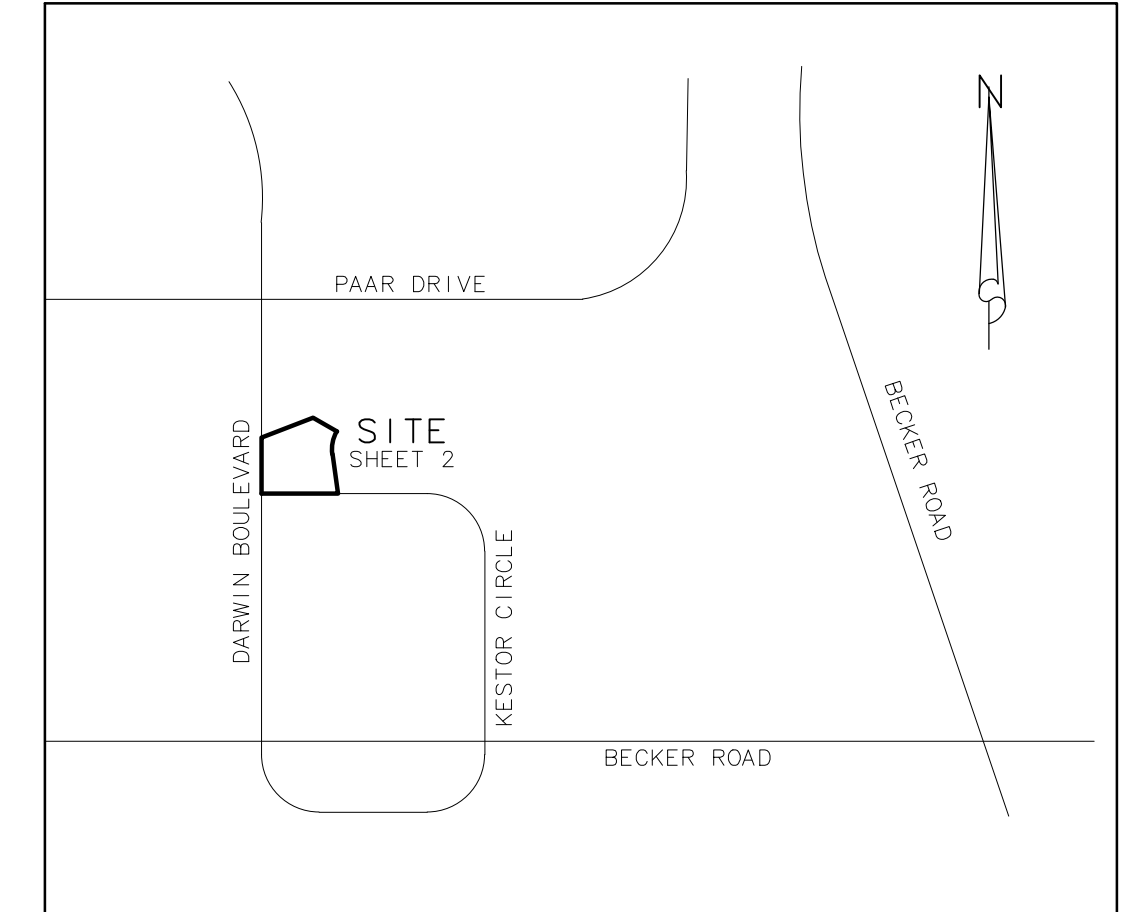
CITY OF PORT ST. LUCIE, CITY COUNCIL

SHANNON MARTIN  
MAYOR

SALLY WALSH  
CITY CLERK

## SYMBOLS:

- = SET IRC  
"PRM PSM 6330"
- = FND 3"x3" CONCRETE MONUMENT & DISK "NO IDENTIFICATION"



LOCATION MAP  
INDEX/KEY MAP  
NOT TO SCALE

## ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACREAGE
- AE = ACCESS EASEMENT
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- DB = DEED BOOK
- FE = FLOWAGE EASEMENT
- FND = FOUND
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT

## SURVEYOR'S 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.
- 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.
- BEARING BASIS: A "GRID NORTH" BEARING OF S08°00'00"E ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH WAKEFIELD CIRCLE, ACCORDING TO PLAT BOOK 12, PAGE 51 51A THRU 51E. ALL BEARINGS ARE RELATIVE THERETO.
- ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT IS BASED ON THE PLAT OF REPLAT OF TRACT "G" PORT ST. LUCIE SECTION THIRY-FOUR AS RECORDED IN PLAT BOOK 37, PAGE 12, PAGES 12 THROUGH 12A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A TITLE POLICY PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED: FEBRUARY 9, 2024, ORDER NUMBER: 11446465.

## SURVEYOR'S CERTIFICATE:

THIS IS TO 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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT 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, FLORIDA.

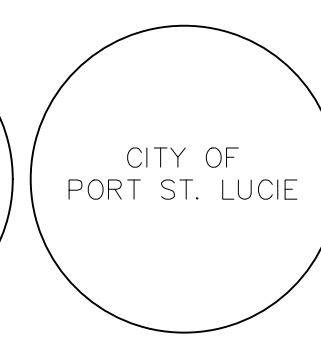
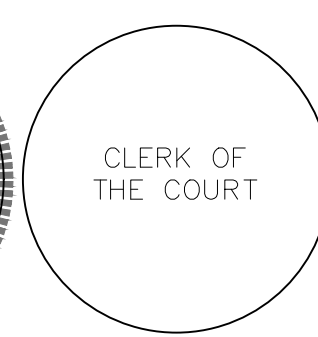
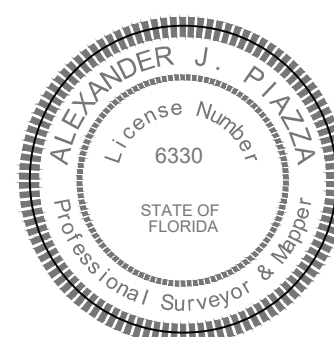
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ALEXANDER J. PIAZZA  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 6330

PLUSD PROJECT NO.: 11-466-00 CITY OF PORT ST. LUCIE PROJECT NO.: 23-022

PREPARED IN THE OFFICE OF:

**ALEXANDER J. PIAZZA PSM, INC.**  
Surveying • Mapping • Consulting  
619 SW Biltmore Street  
Port St. Lucie, Florida 34983  
Phone: (772) 340-7770  
Fax: (772) 340-2250  
LB#7280

ALEXANDER J. PIAZZA PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6330

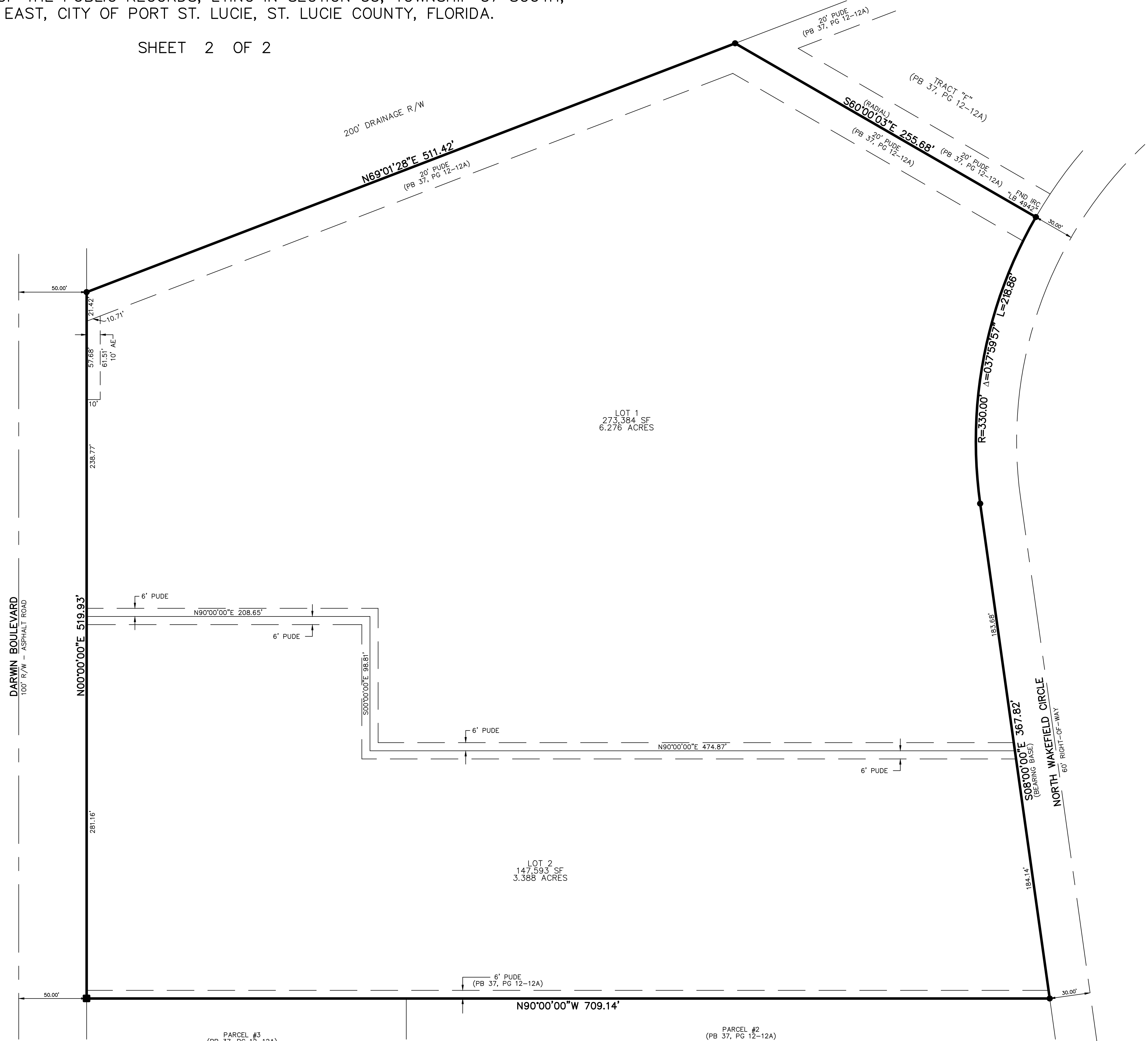
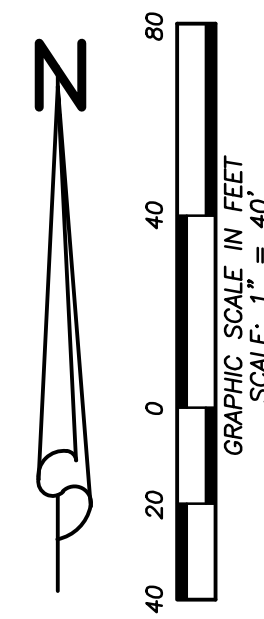


# PARCEL 1 REPLAT

BEING A REPLAT OF PARCEL 1 OF REPLAT TRACT "G" OF PORT ST. LUCIE – SECTION THIRTY FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 12, PAGES 12 THROUGH 12A, OF THE PUBLIC RECORDS, LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 2

PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_



- ABBREVIATIONS:**
- (C) = CALCULATED
  - (M) = MEASURED
  - (NR) = NON-RADIAL
  - (P) = PLAT
  - (S) = SURVEY
  - Δ = DELTA ANGLE
  - AC = ACREAGE
  - AE = ACCESS EASEMENT
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - DB = DEED BOOK
  - FE = FLOWAGE EASEMENT
  - FND = FOUND
  - IRC = #5 IRON ROD WITH PLASTIC CAP
  - L = ARC LENGTH
  - LB = LICENSE BUSINESS
  - LS = LICENSE SURVEY
  - MON = MONUMENT
  - ORB = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PG = PAGE(S)
  - PL = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - PCP = PERMANENT CONTROL POINT
  - PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SF = SQUARE FOOT
  - TR = TRACT
  - UE = UTILITY EASEMENT

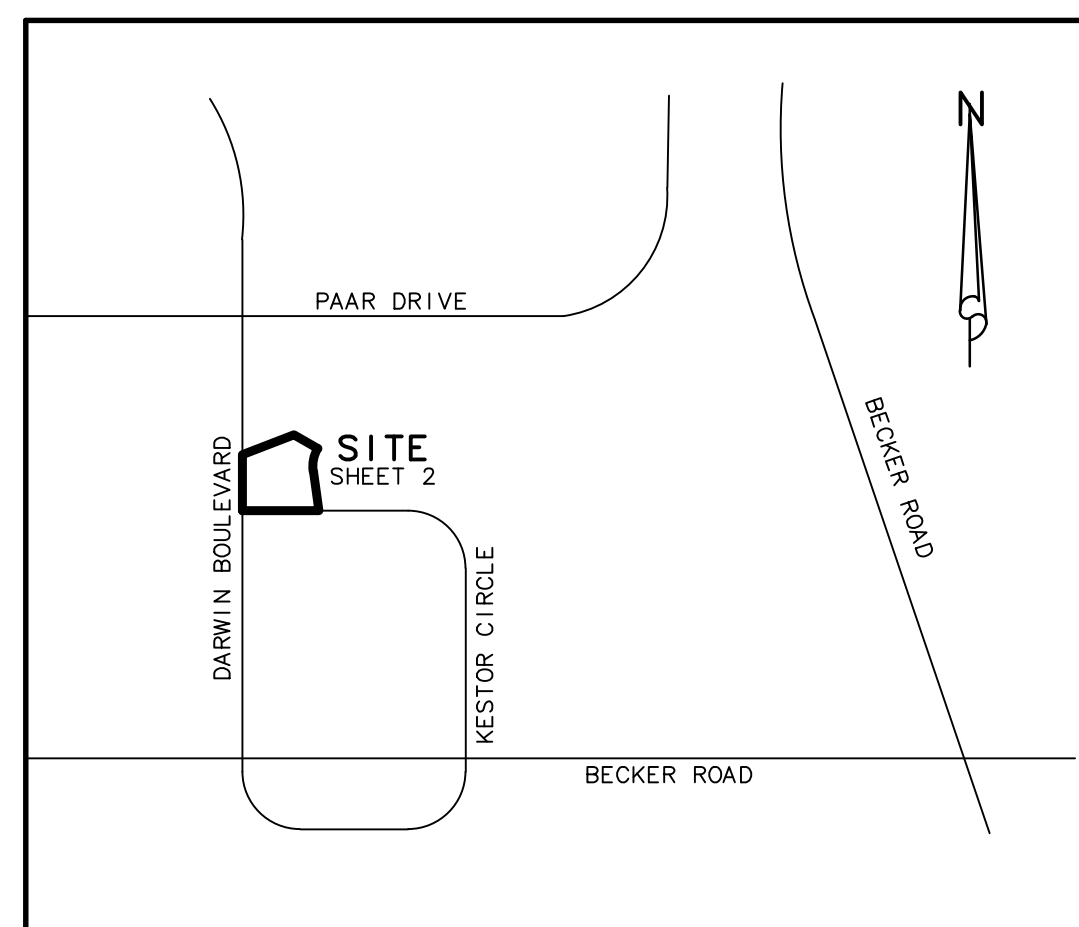
- SYMBOLS:**
- = SET IRC
  - = "PRM PSM 6330"
  - = FND 3"x3" CONCRETE MONUMENT & DISK "NO IDENTIFICATION"

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
 619 SW BILTMORE STREET  
 PORT ST. LUCIE, FLORIDA 34983  
 CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6330

PSLUSD PROJECT NO.: 11-466-00 CITY OF PORT ST. LUCIE PROJECT NO.: 23-022



LOCATION MAP  
 INDEX/KEY MAP  
 NOT TO SCALE

**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Port St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250  
**LB#7280**

CAD	K:\BUILDERS\DWG2022\22-8592 PLAT.DWG		
REF	K:\BUILDERS\DWG2022\22-8592.DWG		
FLD	CJM/ RP	FB. 52 PG. 20	JOB 22-8592
OFF	CJM		DATE 4-10-24
CKD	AJP	SHEET 2 OF 2	DWG D-1004