

# MANSION ESTATES REPLAT 1

BEING A REPLAT OF LOTS 1 AND 2, MANSION ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 14, OF PUBLIC RECORDS, LYING IN SECTIONS 1 AND 2, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 2

## LEGAL DESCRIPTION:

BEING ALL OF LOTS 1 AND 2, MANSION ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 14, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 186,449.73 SQUARE FEET OR 4.280 ACRES, MORE OR LESS.

## DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

HERNANDEZ BUILDERS MANAGEMENT, LLC., A FLORIDA LIMITED LIABILITY 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 UTILITY AND DRAINAGE EASEMENT (UDE), 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. UTILITY AND DRAINAGE EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

2. REMOVAL OR ALTERATION OF NATIVE VEGETATION; CONSTRUCTION OF IMPERVIOUS SURFACES, EXCEPT AS SPECIFICALLY PROVIDED FOR BELOW; AND THE USE OF FERTILIZERS AND PESTICIDES IS PROHIBITED WITHIN THE UPLAND BUFFER AND PRESERVATION AREAS. THE FOLLOWING USES ARE PERMITTED WITHIN THE UPLAND BUFFER AND PRESERVATION AREAS: REMOVAL OF EXOTIC VEGETATION BY HAND; PIERS AND WALKWAYS PURSUANT TO THE PORT ST. LUCIE CODES OF ORDINANCES AND THE REQUIREMENTS OF STATE PERMITTING AGENCIES; RECREATION; FISH AND WILDLIFE MANAGEMENT AND OPEN SPACE. THE CITY OF PORT ST. LUCIE SHALL BEAR NO RESPONSIBILITY, DUTY OF LIABILITY REGARDING THE PRESERVATION AREA.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

HERNANDEZ BUILDERS MANAGEMENT, LLC., A FLORIDA LIMITED LIABILITY CORPORATION

BY: \_\_\_\_\_  
ARMONDO HERNANDEZ, MANAGER

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

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

## ACKNOWLEDGEMENT:

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

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

BEFORE ME PERSONALLY APPEARED ARMONDO HERNANDEZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HERNANDEZ BUILDERS MANAGEMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_, 2022.

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

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

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

## TITLE CERTIFICATION:

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

IN OUR OPINION, WE \_\_\_\_\_, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE POLICY DATED SEPTEMBER 16, 2020, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_: \_\_\_\_\_M.:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF HERNANDEZ BUILDERS MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

2) ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:  
A. NONE.

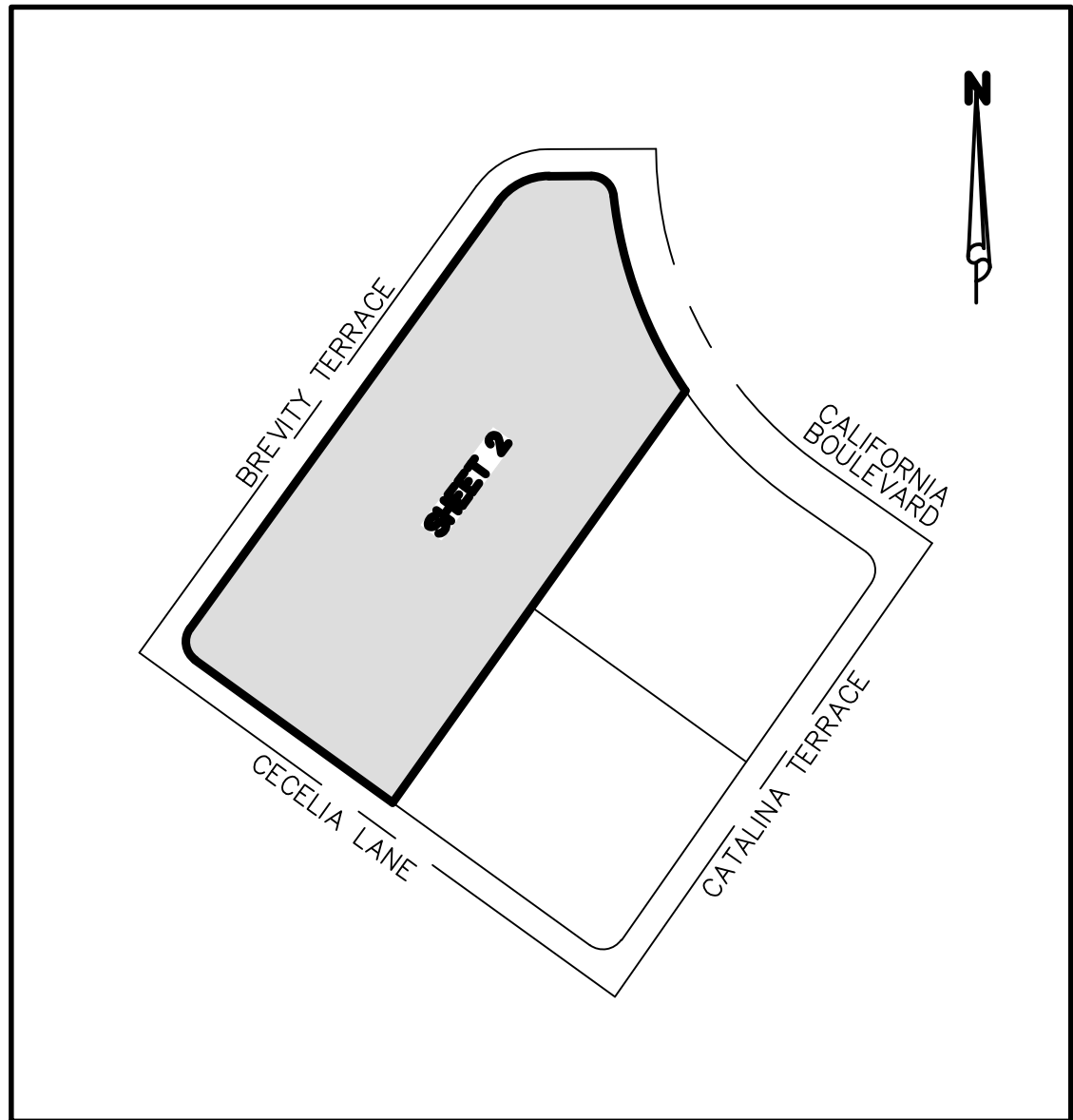
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ BY: \_\_\_\_\_

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



LOCATION MAP  
INDEX/KEY MAP  
NOT TO SCALE

## 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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 MANSION ESTATES REPLAT 1" 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 \_\_\_\_\_, 2022.

CITY OF PORT ST. LUCIE, CITY COUNCIL

SHANNON MARTIN  
MAYOR

SALLY WALSH  
CITY CLERK

## ABBREVIATIONS:

(C) = CALCULATED  
(M) = MEASURED  
(NR) = NON-RADIAL  
(P) = PLAT  
(S) = SURVEY  
Δ = DELTA ANGLE  
AC = ACREAGE  
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 PK NAIL & DISK  
"PRM PSM 6330"  
■ = FND 4"x4" CONCRETE MONUMENT &  
DISK "PRM LB#3541"

## SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF N35°52'00"E ALONG THE CENTERLINE OF BREVITY TERRACE ACCORDING TO PLAT BOOK 12, PAGE 51 51A THRU 51E. ALL BEARINGS ARE RELATIVE THERETO.

2. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

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. THIS PLAT IS BASED ON THE PLAT OF MANSION ESTATES AS RECORDED IN PLAT BOOK 38, PAGE 14, PUBLIC RECORDS OF ST. LUCIE, COUNTY, FLORIDA AND A TITLE POLICY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE#: 172443-40, POLICY NUMBER: 5011412-0748310E, DATED: SEPTEMBER 16, 2020 AT 8:27am.

SUBJECT TO THE FOLLOWING:

- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MANSION ESTATES, AS RECORDED IN PLAT BOOK 38, PAGE 14, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (BI((#8)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION ELEVEN, AS RECORDED IN PLAT BOOK 12, PAGE(S) 51, 51A THROUGH 51E, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(c). (BI((#9)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)
- ASSIGNMENT AGREEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 473, PAGE 1177, AS AFFECTED BY BOOK 804, PAGE 1177, AND BOOK 3297, PAGE 2829. (BI((#10)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)
- ASSIGNMENT AND ASSUMPTION AGREEMENT IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, RECORDED IN BOOK 1141, PAGE 2395. (BI((#11)) (NOT PLOTTABLE)(AFFECTS THE ENTIRE PARCEL)

5. 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.

6. HERNANDEZ BUILDERS MANAGEMENT, LLC., A FLORIDA LIMITED LIABILITY CORPORATION, IT'S SUCCESSORS AND/OR ASSIGNS, IS RESPONSIBLE FOR MAINTAINING ALL ONSITE STORMWATER DRAINAGE.

7. THIS SITE IS ZONED "RE" (ESTATE RESIDENTIAL) AND HAS A LANDUSE DESIGNATION AS "RL" (LOW DENSITY RESIDENTIAL)

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

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

CITY OF PORT ST. LUCIE  
PROJECT NO.: P21-270

## PREPARED IN THE OFFICE OF:

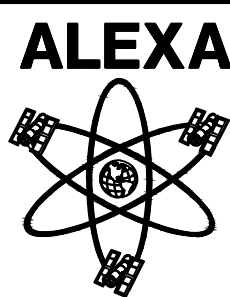
ALEXANDER J. PIAZZA PSM, INC.  
619 SW BILTMORE STREET  
PORT ST. LUCIE, FLORIDA 34983  
CERTIFICATION NO. LB 7280

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

## 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



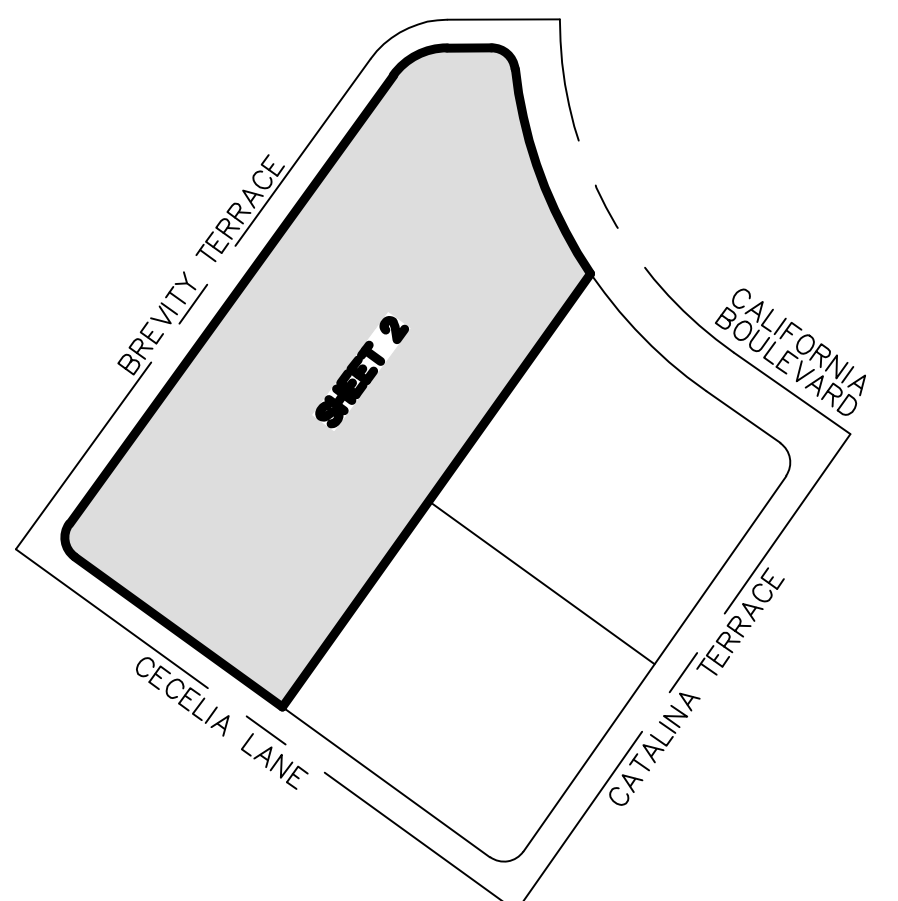
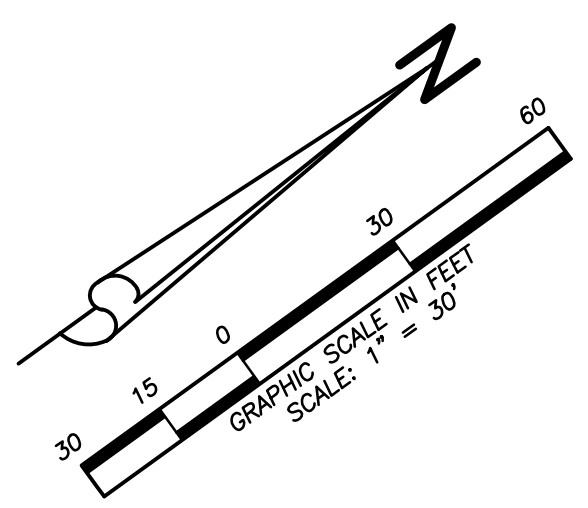
LB#7280

CAD	K:\HERNANDEZ\21-8406\PLAT.DWG					
REF	K:\HERNANDEZ\21-8406.DWG					
FLD	BF/DG	FB.		PG.	JOB	21-8406
OFF	AJP				DATE	1-2-22
CKD	AJP	SHEET	1	OF	2	DWG D-0998

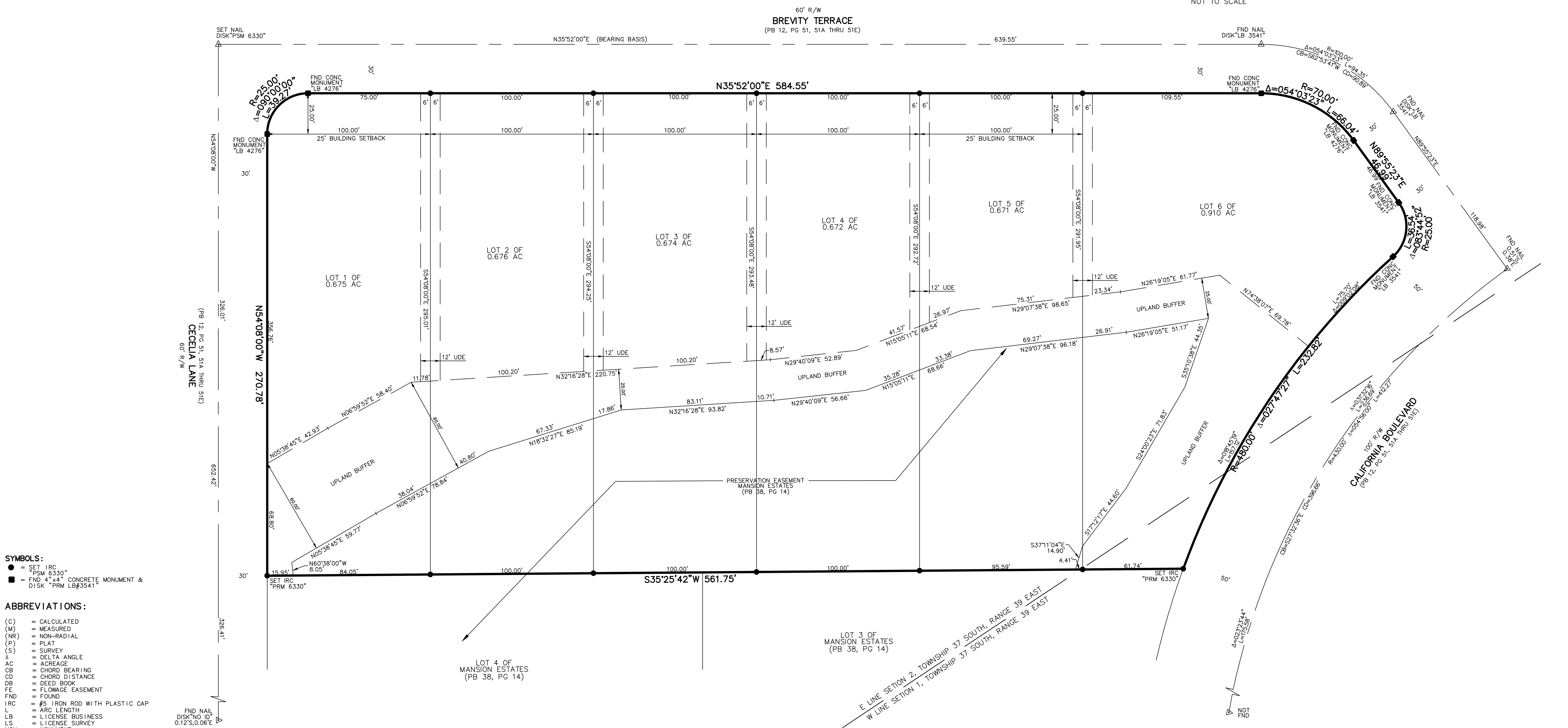
MANSION ESTATES REPLAT 1

BEING A REPLAT OF LOTS 1 AND 2, MANSION ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 14, OF PUBLIC RECORDS, LYING IN SECTIONS 1 AND 2, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 2



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



- SYMBOLS:**
- = SET IRC
  - = FND CONC MONUMENT "LB 4276"
  - = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#3541"

- ABBREVIATIONS:**
- (C) = CALCULATED
  - (M) = MEASURED
  - (NR) = NON-RADIAL
  - (P) = PLAT
  - (S) = SURVEY
  - Δ = DELTA ANGLE
  - AC = ACREAGE
  - 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
  - UDE = UTILITY & DRAINAGE EASEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SF = SQUARE FOOT
  - TR = TRACT

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

**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:\HERNANDEZ\21-8406\PLAT.DWG		JOB 21-8406	
REF K:\HERNANDEZ\21-8406.DWG		DATE 1-28-22	
FLD BF/DG	FB. PG.	SHEET 2 OF 2	DWG D-0998
OFF AJP			
CKD AJP			

CITY OF PORT ST. LUCIE  
PROJECT NO.: P21-270