

SYMPATICO PLAZA 2

BEING A REPLAT OF LOT 3, SYMPATICO PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 3 THROUGH 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA

PLAT BOOK
PAGE
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DESCRIPTION:

LOT 3, SYMPATICO PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 3 THROUGH 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA.

CONTAINING: 529,578.1296 SQUARE FEET OR 12.157 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF _____

PORT SAINT LUCIE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE ABOVE DESCRIBED LANDS, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SYMPATICO PLAZA 2, LYING AND 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 DEDICATE AS FOLLOWS:

1. AN "INGRESS AND EGRESS EASEMENT AND AN "ACCESS EASEMENT", AS SHOWN HEREON, ARE DEDICATED FOR THE BENEFIT OF THE OWNERS OF LOTS 1 AND 4, SYMPATICO PLAZA AS RECORDED IN PLAT BOOK 73, PAGE 3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THEIR SUCCESSORS AND ASSIGNS, SYMPATICO PLAZA 1, AS RECORDED IN PLAT BOOK 73, PAGE 21 OF SAID PUBLIC RECORDS, FOR UN-RESTRICTED INGRESS AND EGRESS ACROSS SAID EASEMENTS. AN EASEMENT OVER AND UNDER SAID "INGRESS AND EGRESS EASEMENT" AND SAID "ACCESS EASEMENT", AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE 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.
2. UTILITY EASEMENTS NO. 1 AND NO. 2 AS SHOWN HEREON ARE RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE, OF PUBLIC FACILITIES, INCLUDED BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND (INCLUDING, BUT NOT LIMITED TO, LANDSCAPING) CONSTRUCTED WITHIN THE BOUNDARIES OF THE UTILITY EASEMENTS, EXCEPT PAVING FOR DRIVEWAYS AND/OR PARKING AREAS. PORT SAINT LUCIE PROPERTIES, LLC, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS (AS SET FORTH IN THE SENTENCE IMMEDIATELY PRECEDING) OVER THE UTILITY EASEMENT, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNES OR CONTRACTORS IN THE OPERATION, MAINTENANCE, OR ACCESS TO, THE PUBLIC UTILITIES FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.
3. A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY AS SHOWN HEREON IS RESERVED IN FAVOR OF FLORIDA CITY GAS, A PUBLIC UTILITY NEW JERSEY CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF LAYING, CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, ALTERING, IMPROVING, INSPECTING, REPLACING OR REMOVING FROM TIME TO TIME PIPELINES WITH VALVES, SERVICES AND ALL OTHER APPURTENANT FACILITIES, FOR THE TRANSPORTATION OF GAS, OR ANY LIQUIDS, GASES, SUBSTANCES OR OTHER MATERIALS THAT CAN BE TRANSPORTED BY OR CONDUCTED THROUGH PIPELINES, AS RECORDED IN OFFICIAL RECORDS BOOK 3879, PAGE 2588, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. A NON-EXCLUSIVE EASEMENT FOREVER AS SHOWN HEREON IS RESERVED IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING WIRES, POLES, GUYS, CABLES, CONDUITS AND APPURTENANT EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME; WITH THE RIGHT TO RECONSTRUCT, IMPROVE, ADD TO, ENLARGE, CHANGE THE VOLTAGE AS WELL AS THE SIZE OF, AND REMOVE SUCH FACILITIES OR ANY OF THEM WITHIN AN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3929, PAGE 1712, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

IN WITNESS WHEREOF, PORT SAINT LUCIE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY ___ OF _____, 2021.

WITNESS	PORT SAINT LUCIE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
(PRINT NAME OF WITNESS)	BY: _____
WITNESS	NAME: _____
(PRINT NAME OF WITNESS)	TITLE: _____

DEDICATION ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____, 2021, BY _____ MANAGER OF PORT SAINT LUCIE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL AT _____ COUNTY, FLORIDA, THIS ___ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PRINT NAME: _____

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS THAT CITY NATIONAL BANK OF FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE AS DESCRIBED IN THE TITLE CERTIFICATION, ON THE LAND DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, TO SUCH DEDICATION.

CITY NATIONAL BANK OF FLORIDA, N.A.,

WITNESS: _____	BY: _____
PRINT NAME: _____	(PRINT NAME & TITLE)
WITNESS: _____	(PRINT NAME & TITLE)
PRINT NAME: _____	(PRINT NAME & TITLE)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN, TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF CITY NATIONAL BANK OF FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT _____ EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKING ASSOCIATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL AT _____ COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF FLORIDA

(SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

THE UNDERSIGNED, _____ ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT, BASED ON TITLE REPORT BY _____, DATED AS OF THE _____ DAY OF _____, 2021:

- (A.) RECORD TITLE OF THE LANDS SHOWN AND DESCRIBED THIS SYMPATICO PLAZA 2 IS IN THE NAME OF PORT SAINT LUCIE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- (B.) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LANDS DESCRIBED HEREON ARE LISTED AS FOLLOWS: OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
- (C.) PURSUANT TO SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- (D.) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E.) 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.

BY: _____
L. BENTON ALEXANDER, JR., ESQ.
PALM BEACH COUNTY, FLORIDA
FLORIDA BAR NUMBER 543179

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE HEREBY ACCEPTS THE DEDICATIONS TO THE CITY, AS SHOWN HEREON AND CERTIFIES THAT THIS PLAT OF SYMPATICO PLAZA 2 HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2021.

CITY COUNCIL
CITY OF PORT ST. LUCIE

SHANNON M. MARTIN, MAYOR
SALLY WALSH, CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

NOTE

THIS PLAT HAS BEEN REVIEWED FOR COMFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR & MAPPER'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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, 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 COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021.

LUIS J. ORTIZ, P.S.M.
LICENSE NO. LS7006
STATE OF FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE BASED ON THE WEST LINE OF LOT 3, AS SHOWN ON SYMPATICO PLAZA, AS RECORDED ON PLAT BOOK 73, PAGES 3 AND 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH BEARS NORTH 00°39'49" EAST. ALL BEARINGS BEING RELATIVE THERETO.
2. 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.
3. 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.

THIS INSTRUMENT PREPARED BY
LUIS J. ORTIZ, P.S.M.
LS7006 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

CITY OF
PORT ST. LUCIE

CLERK OF
THE COURT

SURVEYOR'S SEAL

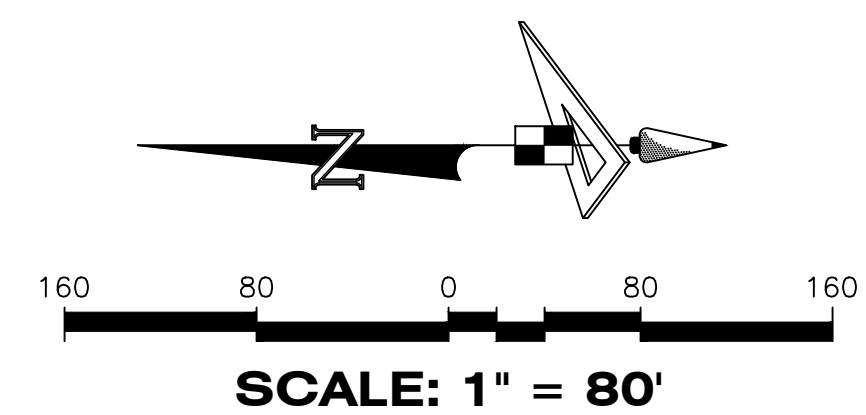
4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

SHEET 1 OF 2 SHEETS

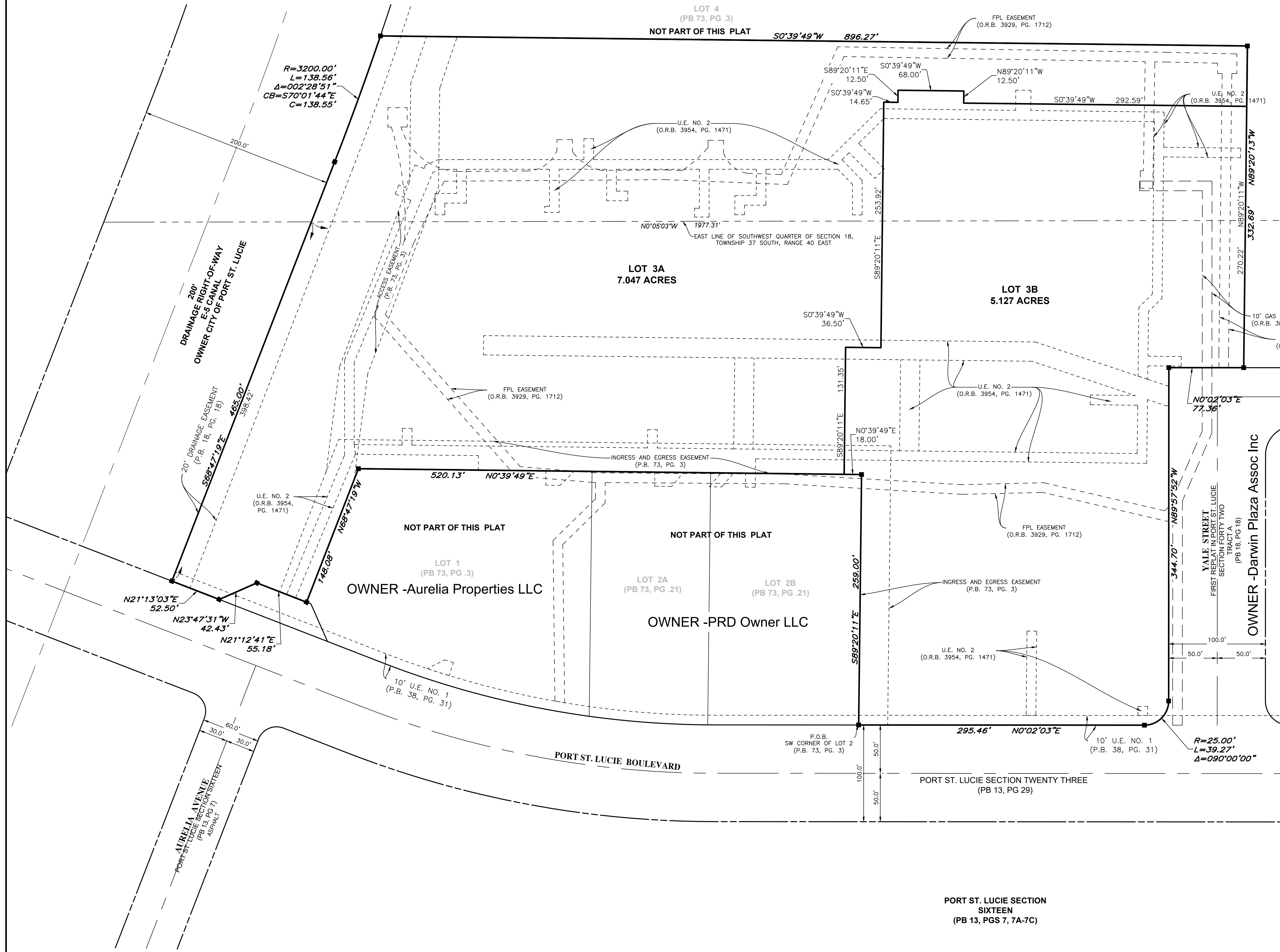
DRAWN BY: LUIS ORTIZ, P.S.M. DATE: 10/26/2021 12:58 PM PLOTTED BY: LUIS ORTIZ, P.S.M. DATE: 10/26/2021 12:58 PM

SYMPATICO PLAZA 2

BEING A REPLAT OF LOT 3, SYMPATICO PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGES 3 THROUGH 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALL LYING IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA



PLAT BOOK
PAGE
FILE NO.
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LEGEND

P.B.	-----	Plat Book
Pg(s).	-----	Page(s)
FPL	-----	Florida Power & Light Company
A.E.	-----	Access Easement
C.U.E.	-----	City Utility Easement
D.E.	-----	Drainage Easement
E.A.E.	-----	Emergency Access Easement
L.M.E.	-----	Lake Maintenance Easement
U.E.	-----	Utility Easement
L.E.	-----	Landscape Easement
WMT	-----	Stormwater Management Tract
⊙	-----	Centerline
R/W	-----	Right-of-Way
P.U.D.	-----	Planned Unit Development
R	-----	Radius
L	-----	Arc Length
D	-----	Delta-Central Angle
CB	-----	Chord Bearing
C	-----	Chord Length
(R)	-----	Radial
(NR)	-----	Non-Radial
C.M.	-----	Concrete Monument
LB	-----	Licensed Business
■	-----	Indicates (PRM) Permanent Reference Monument—4"x4" Concrete Monument LB7768 (Unless Otherwise Noted)

DRAWN BY: C. DUBESSIS/LS/SDSK/OP/PLAT/WALDARY_P/PLAT/AS/DWG - PLOTTED BY: LUIS GONZALEZ/LS/SDSK/OP/PLAT/WALDARY_P/PLAT/AS/DWG - LAST SAVED BY: LUIS GONZALEZ/LS/SDSK/OP/PLAT/WALDARY_P/PLAT/AS/DWG - ON: 10/27/2021 12:53 PM