

# WAWA BECKER

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

PAGE \_\_\_\_\_

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

BEING A REPLAT OF THAT PORTION OF TRACT L OF THE PLAT OF PORT ST. LUCIE, SECTION THIRTY-THREE, RECORDED IN PLAT BOOK 15, PAGE 1A TO 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 37 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 CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF TRACT L AS SHOWN ON THE PLAT OF PORT ST. LUCIE, SECTION THIRTY-THREE, RECORDED IN PLAT BOOK 15, PAGE 1A TO 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT: THAT PORTION OF TRACT "L" CONVEYED TO SOUTHERN BELL IN O.R. BOOK 425 AT PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND FURTHER LESS AND EXCEPT THAT PORTION OF TRACT "L" CONVEYED TO THE CITY OF PORT ST. LUCIE IN OFFICIAL RECORDS BOOK 754 AT PAGE 791 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3.86 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP & DEDICATION

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

BECKER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WAWA FLORIDA, LLC, A FOREIGN LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WAWA BECKER", BEING IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES, APPURTENANT FACILITIES, AND EQUIPMENT, 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 OF 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 OWNER(S) OF LOT 1, THEIR SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, 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. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS OF SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

2. THE LIFT STATION EASEMENT (L.S.E.) SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, 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 OF 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 OWNERS OF PARCEL 1, THEIR SUCCESSORS AND ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S 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, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS OF SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

3. THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED IN FAVOR OF THE OWNER OF PARCEL 1, THEIR SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE. PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THIS EASEMENT.

4. THE CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED FOR INGRESS AND EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2, AND THE OWNERS OF SAID PARCELS, AND THEIR SUCCESSORS AND ASSIGNS. SAID CROSS ACCESS EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF SAID PARCELS 1 AND 2, THEIR SUCCESSORS AND/OR ASSIGNS.

AN EASEMENT OVER AND UNDER SAID CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS ALSO DEDICATED 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 HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE INGRESS AND EGRESS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED BECKER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BECKER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

WITNESS SIGNATURE \_\_\_\_\_ WITNESS SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

### ACKNOWLEDGEMENT

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ THE \_\_\_\_\_ OF BECKER, LLC, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY SIGNATURE \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_ AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE NAMED WAWA FLORIDA, LLC, A FOREIGN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WAWA FLORIDA, LLC, A FOREIGN LIMITED LIABILITY COMPANY

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

WITNESS SIGNATURE \_\_\_\_\_ WITNESS SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

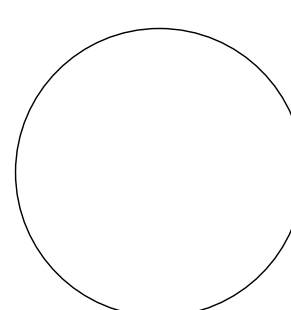
### ACKNOWLEDGEMENT

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

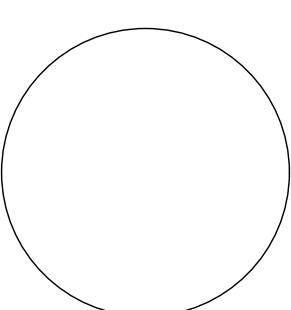
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ THE \_\_\_\_\_ OF WAWA FLORIDA, LLC, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY SIGNATURE \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
NOTARY PUBLIC  
STATE OF \_\_\_\_\_ AT LARGE  
MY COMMISSION EXPIRES: \_\_\_\_\_

SEAL  
CLERK OF  
THE COURT



SEAL  
CITY OF PORT  
SAINT LUCIE



### TITLE CERTIFICATION

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

I, THE UNDERSIGNED, \_\_\_\_\_ AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT, AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF BECKER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WAWA FLORIDA, LLC, A FOREIGN LIMITED LIABILITY COMPANY, THE ENTITIES EXECUTING THE DEDICATION.
- (2) THERE IS NO MORTGAGE OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (3) THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- (4) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
ERIC COFFMAN  
DUNAY, MISKEL & BACKMAN, LLP  
14 SE 4TH STREET, SUITE 36  
BOCA RATON, FL 33432-6104  
FLORIDA BAR NO. 730467

### APPROVAL OF CITY COUNCIL

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

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "WAWA BECKER", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF PORT ST. LUCIE

SALLY WALSH, CITY CLERK SHANNON M. MARTIN, MAYOR

### CLERK'S RECORDING CERTIFICATE

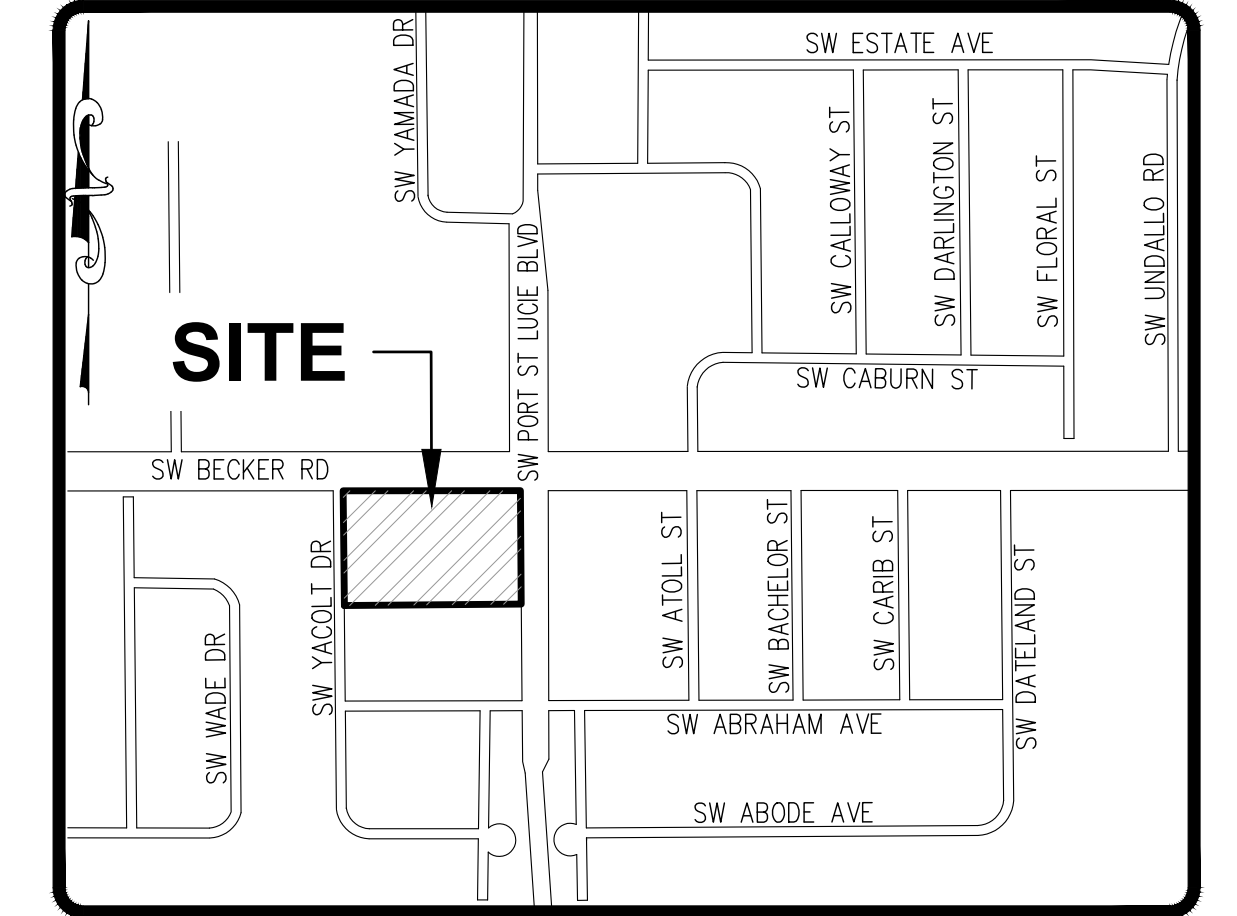
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

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 \_\_\_\_\_, 20\_\_\_\_

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



SITE MAP  
NOT TO SCALE

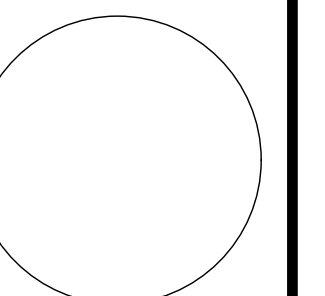
### SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF WAWA BECKER 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 \_\_\_\_\_, 20\_\_\_\_

MICHAEL T. OWEN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5556  
EDC, INC. LB#8098  
10250 SW VILLAGE PARKWAY, SUITE 201  
PORT ST. LUCIE, FLORIDA 34987

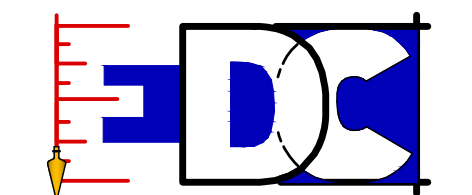
SEAL  
SURVEYOR



### NOTES:

- 1. 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.
- 2. 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
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF YACOLT DRIVE, A 60.00-FOOT-WIDE RIGHT-OF-WAY. SAID RIGHT-OF-WAY LINE HAS A BEARING OF NORTH 00°30'24" WEST.
- 4. PLAT CONTAINS 3.86 ACRES, MORE OR LESS.
- 5. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- 6. 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 #21-150  
CITY OF PORT ST. LUCIE  
PROJECT NO. P23-082  
PLSUSD FILE NO. 11-447-00

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 6098



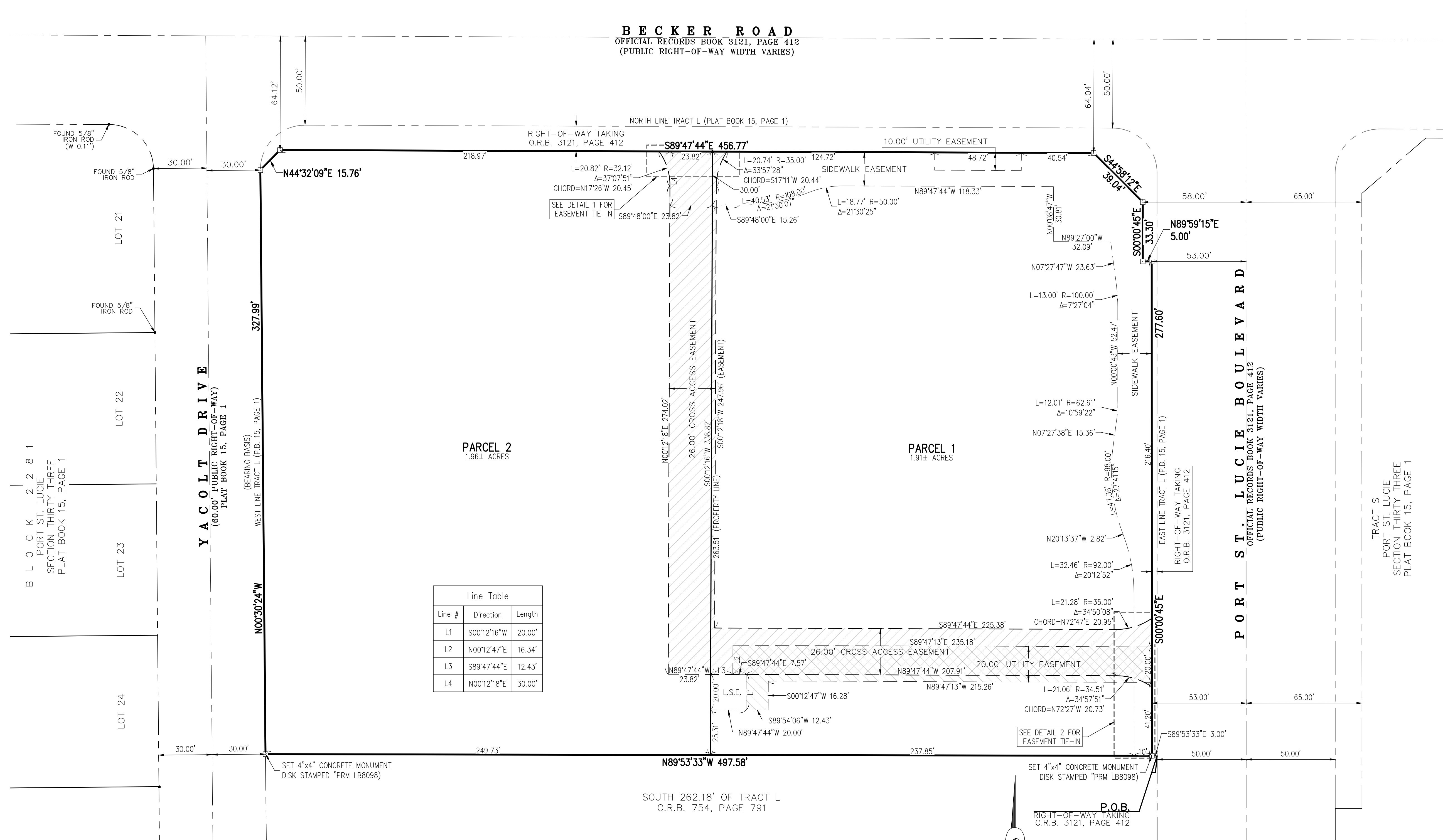
# WAWA BECKER

BEING A REPLAT OF THAT PORTION OF TRACT L OF THE PLAT OF PORT ST. LUCIE, SECTION THIRTY-THREE, RECORDED IN PLAT BOOK 15, PAGE 1A TO 1V, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

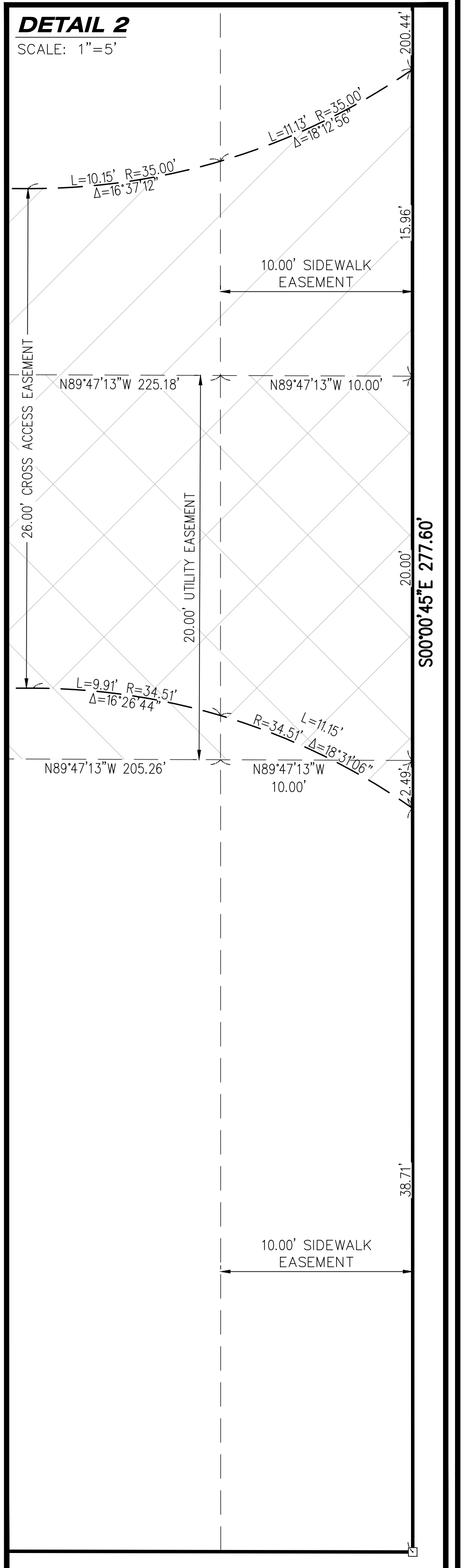
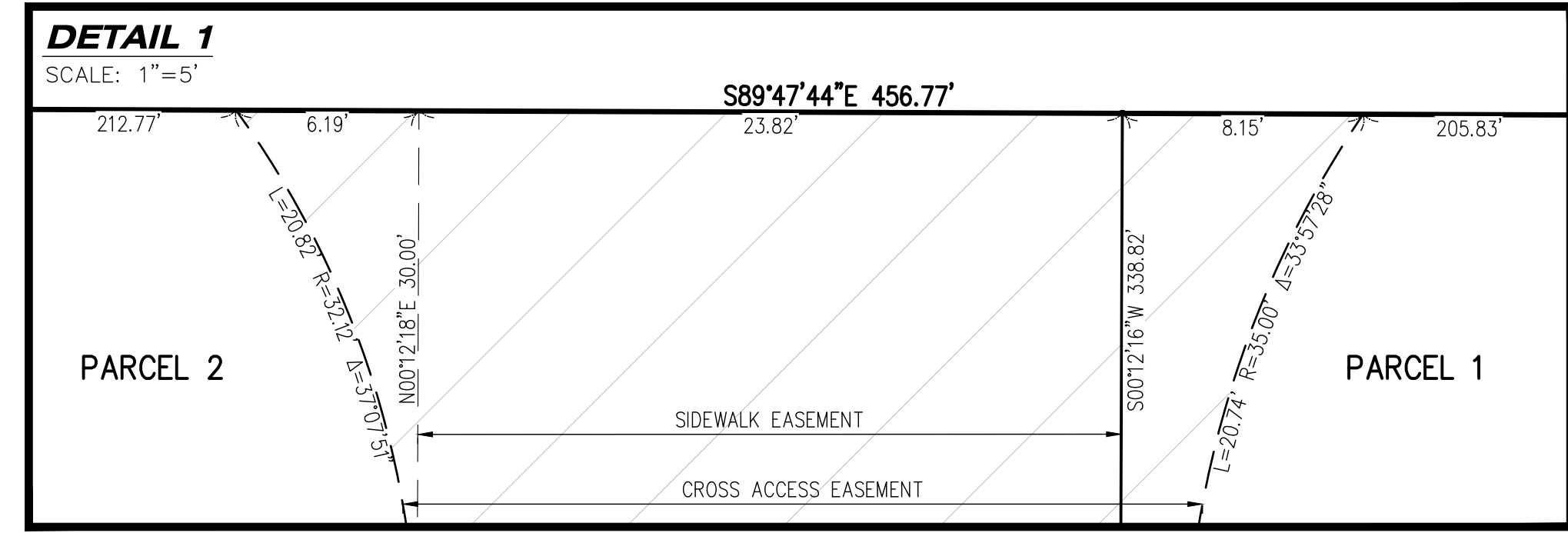
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

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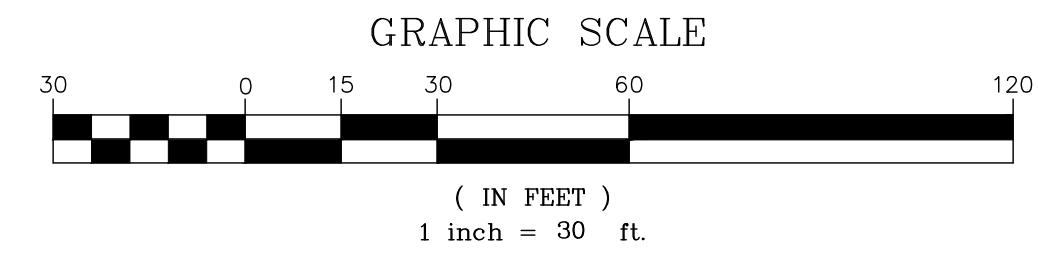


Line #	Direction	Length
L1	S00°12'16"W	20.00'
L2	N00°12'47"E	16.34'
L3	S89°47'44"E	12.43'
L4	N00°12'18"E	30.00'

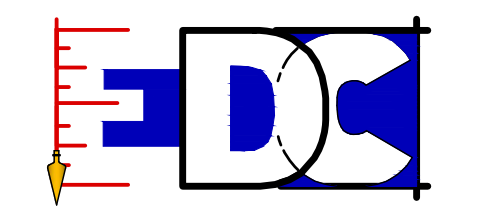


### LEGEND

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP 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 5/8" IRON & CAP STAMPED "LB 8098"
- INDICATES FOUND PROPERTY CORNER DESCRIBED AS SHOWN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- IR&C 5/8" IRON ROD & CAP
- CM CONCRETE MONUMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- (NR) NON-RADIAL
- Δ/D CURVE CENTRAL ANGLE/Delta
- R RADIUS
- L CURVE LENGTH
- L.S.E. LIFT STATION EASEMENT



PREPARED BY MICHAEL T. OWEN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS & SURVEYORS ENVIRONMENTAL

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SHEET 2 OF 2

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