

# TORINO LAKES — THIRD REPLAT

A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTION 1, TOWNSHIP 36 SOUTH, RANGE 39 EAST CITY OF PORT ST. LUCIE, FLORIDA ST. LUCIE COUNTY, FLORIDA

## LEGAL DESCRIPTION:

A PORTION ON TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN, AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D", SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST TORINO PARKWAY, AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION FORTY-SEVEN; THENCE NORTH 87°54'54" WEST, ALONG THE NORTH LINE OF SAID TRACT "D", FOR 225.00 FEET; THENCE SOUTH 34°52'49" WEST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT "D" FOR 370.06 FEET; THENCE SOUTH 39°12'30" EAST FOR 92.55 FEET; THENCE DUE EAST FOR 401.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, SAID POINT ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIAL BEARING OF NORTH 80°40'26" EAST, A RADIUS OF 1850.00 FEET AND A CENTRAL ANGLE OF 11°24'40"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, FOR 368.44 FEET TO THE POINT OF BEGINNING.

## DEDICATION:

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

KNOW ALL MEN BY THESE PRESENTS, RICH TORINO II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS TORINO LAKES — THIRD REPLAT AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. ALL STREETS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TORINO LAKES HOMEOWNER'S ASSOCIATION, INC. FOR PRIVATE INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES WITH SAID STREETS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ACCESS IS ALSO HEREBY PROVIDED TO ALL PORT ST. LUCIE SERVICE VEHICLES AND ALL EMERGENCY VEHICLES.

2. ALL PSLUSD EASEMENTS (U.E.), AS SHOWN HEREON, ARE UTILITY EASEMENTS, WHICH ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES' 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 AREAS 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 AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY, IN ANY MANNER, RESULT IN HARM TO THE CITY'S FACILITIES. TORINO LAKES HOMEOWNER'S ASSOCIATION, INC., ITS 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 OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/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 AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE 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.

3. PUBLIC UTILITY EASEMENTS (P.U.E.): THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES SUCH AS FLORIDA POWER & LIGHT COMPANY, BELL SOUTH AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF THE UNDERLYING OWNER. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE 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.

4. TRACTS B-1 AND B-2 SHOWN HEREON ARE HEREBY DEDICATED TO THE TORINO LAKES HOMEOWNER'S ASSOCIATION, INC. FOR RECREATION, LANDSCAPING AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

5. THE EMERGENCY ACCESS EASEMENT (A.E) SHOWN HEREON IS HEREBY DEDICATED TO THE TORINO LAKES HOMEOWNER'S ASSOCIATION, INC. FOR EMERGENCY INGRESS AND EGRESS PURPOSES WITH SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ACCESS IS ALSO HEREBY PROVIDED TO ALL PORT ST. LUCIE SERVICE VEHICLES AND ALL EMERGENCY VEHICLES.

RICH TORINO II, LLC.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by its Managing member.

By: \_\_\_\_\_

## ACKNOWLEDGEMENT:

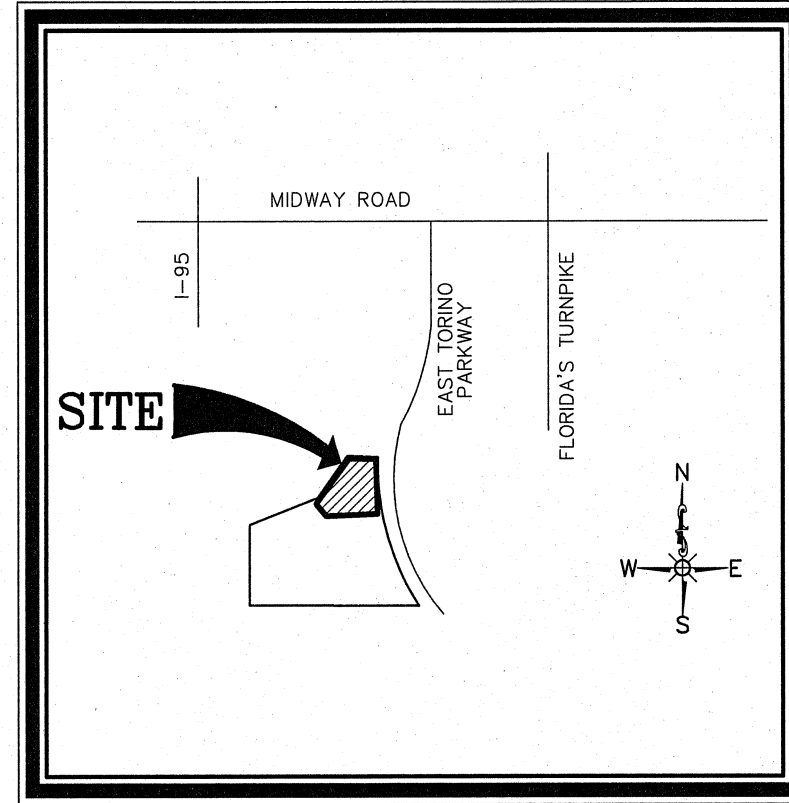
STATE OF FLORIDA:  
COUNTY OF \_\_\_\_\_:

Before me personally appeared \_\_\_\_\_ to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the Managing Member of Rich Torino II, LLC, and that such execution was his free act and deed.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public (Printed Name)



VICINITY MAP

N.T.S.

## TITLE CERTIFICATION:

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

I, \_\_\_\_\_, an attorney duly licensed in the State of Florida, do hereby certify that I have examined the title to the hereon described property and find the title to the property is vested in Rich Torino II, LLC and that current taxes have been paid and that:

All recorded mortgages, not satisfied or released of record encumbering the property described hereon are:

None

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Esquire

## ACCEPTANCE OF DEDICATIONS:

The Torino Lakes Homeowner's Association, Inc., a Florida Corporation, hereby accepts the dedications or reservations to said Association as stated and shown hereon. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

## ACKNOWLEDGEMENT:

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

Before me personally appeared \_\_\_\_\_ to me well known and known to me to be the individual described in and who executed the foregoing dedication and he acknowledged to and before me that he executed such instrument as the President of the Torino Lakes Homeowner's Association, Inc., a Florida Corporation, and that such execution was his free act and deed.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public (Printed Name)

## CLERK OF 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 of the requirements of the laws of Florida pertaining to Maps and Plats, and that this plat has been filed for Public Record in Plat Book \_\_\_\_\_ Pages \_\_\_\_\_ of the Public Records of St. Lucie County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SEAL By: \_\_\_\_\_  
CLERK OF THE Clerk of Circuit Court  
CIRCUIT COURT St. Lucie County, Florida

## PORT ST. LUCIE CITY COUNCIL:

It is hereby certified that this plat of Torino Lakes — Third Replat, has been officially approved for record by the City Council of the City of Port St. Lucie and all dedications herein are accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Shannon M. Martin, Mayor \_\_\_\_\_ Date \_\_\_\_\_

By: Sally Walsh, City Clerk \_\_\_\_\_ Date \_\_\_\_\_

## SURVEYOR'S NOTES:

- The 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 St. Lucie County, Florida.
- The North line of Tract D is assumed to bear North 89°54'54" West, per plat and as monumented, and all other bearings shown hereon are relative thereto.
- This Plat contains 3.00 acres, more or less.
- This Plat contains 34 lots.
- A 5/8" iron rod and cap stamped LB 7056 has been set or will be set at all lot corners and changes in direction, in compliance with Chapter 177, Part 1 of the Florida Statutes.
- No buildings or other obstructions shall be placed on Utility or Drainage Easements.
- This plat has been reviewed by a Florida Professional Surveyor and Mapper, under contract with or employed by the City of Port St. Lucie, and conforms with the Platting standards of Chapter 177, Part 1, Florida Statutes.
- All lot lines are radial unless otherwise noted.

## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF TORINO LAKES — THIRD REPLAT, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS AND ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

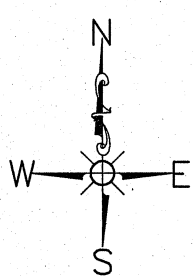
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RICHARD C. LAVENTURE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 5209

## PREPARED BY:

LAVENTURE & ASSOCIATES, INC.  
PROFESSIONAL SURVEYING AND MAPPING  
2552 PETERS ROAD SUITE D  
FORT PIERCE, FLORIDA 34945  
(772) 398-6430 Phone (772) 398-6426 Fax  
FLORIDA LICENSED BUSINESS # 7056

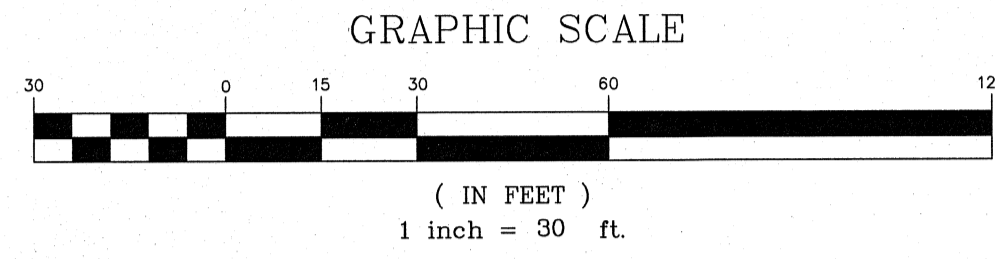
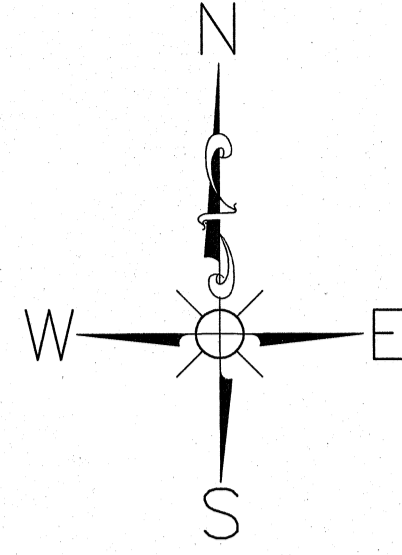
RICHARD C. LAVENTURE  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



CITY OF PSL PROJECT P21-174  
PSLUSD PROJECT P11-835-02  
SHEET 1 OF 3

# TORINO LAKES - THIRD REPLAT

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## LEGEND

- PRM = 4"x4" PERMANENT REFERENCE MONUMENT
- PSLUSD = PORT ST. LUCIE UTILITIES SYSTEM DEPARTMENT
- R/W = RIGHT-OF-WAY
- ⊠ = SET #5 IRON ROD & CAP "PRM LB 7056"
- ⊙ = SET PCP (PERMANENT CONTROL POINT) LB 7056
- ORB = OFFICIAL RECORD BOOK
- UPE = UPLAND PRESERVATION EASEMENT
- U.E. = UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
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- D = DEED/DESCRIPTION
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- LS = LAND SURVEYOR
- LB = LICENSED LAND SURVEYING BUSINESS
- R = CURVE RADIUS
- Δ = CURVE CENTRAL ANGLE
- L = CURVE LENGTH
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- CH = CHORD LENGTH
- POC = POINT OF COMMENCEMENT
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- FND = FOUND
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- PER PLAT = TORINO LAKES - FIRST REPLAT
- C# = CURVE NUMBER (SEE CURVE TABLE)
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## AREA TABLE

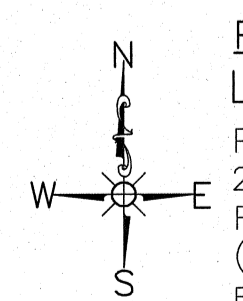
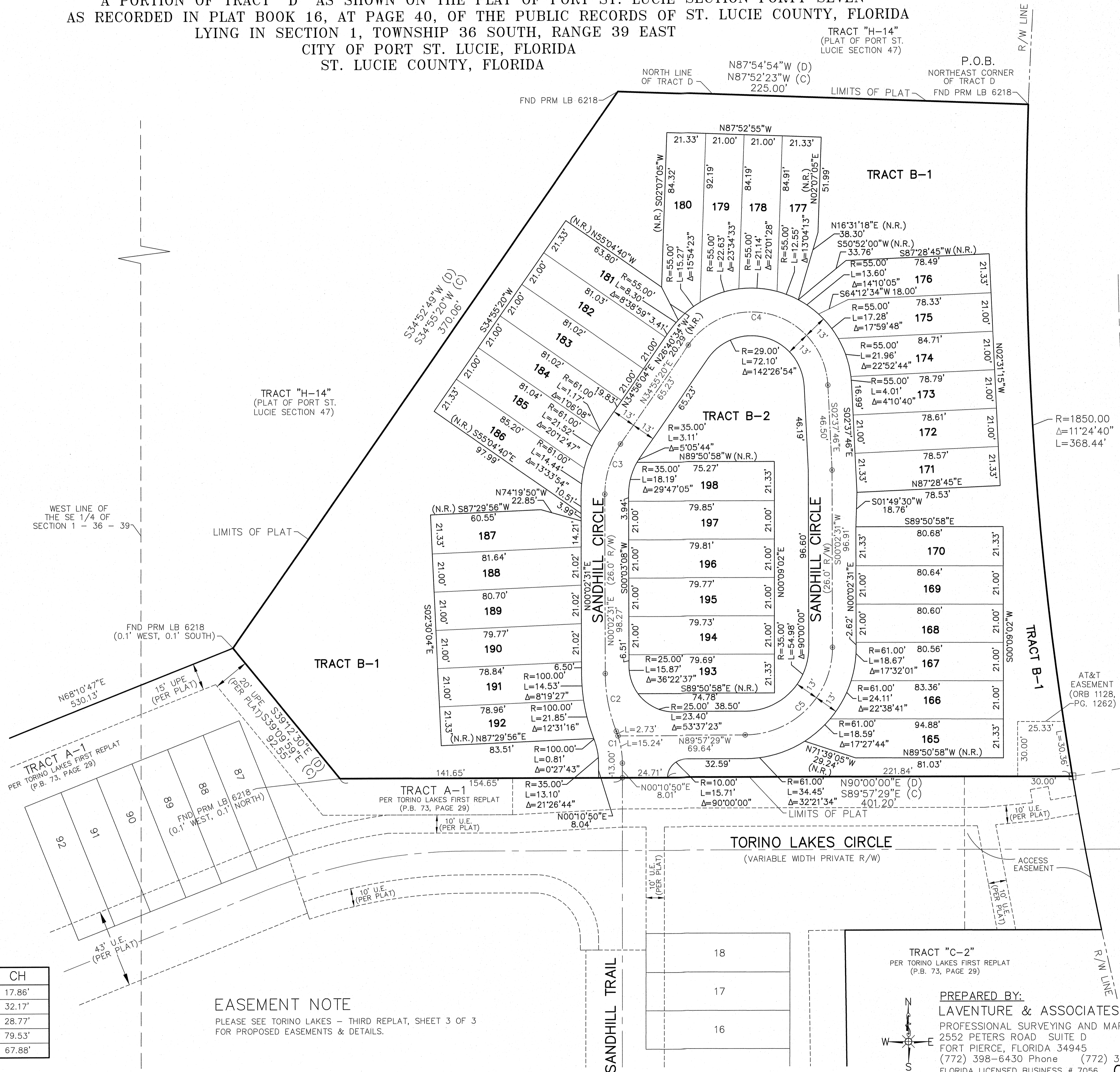
LOT NUMBER	AREA SQUARE FEET/ACRES
165	2,100/0.05
166	1,852/0.04
167	1,709/0.04
168	1,692/0.04
169	1,693/0.04
170	1,720/0.04
171	1,675/0.04
172	1,690/0.04
173	1,651/0.04
174	1,701/0.04
175	1,655/0.04
176	2,069/0.05
177	1,695/0.04
178	1,761/0.04
179	1,835/0.04
180	2,029/0.05
181	1,652/0.04
182	1,702/0.04
183	1,702/0.04
184	1,702/0.04
185	1,745/0.04
186	1,941/0.04
187	1,675/0.04
188	1,705/0.04
189	1,685/0.04
190	1,665/0.04
191	1,651/0.04
192	1,721/0.04
193	1,676/0.04
194	1,674/0.04
195	1,675/0.04
196	1,676/0.04
197	1,676/0.04
198	1,678/0.04

## CURVE TABLE (CENTERLINE)

CURVE	LENGTH	RADIUS	Δ	CB	CH
C1	17.97	48.00	21°26'44"	N10°32'32"W	17.86'
C2	32.35	87.00	21°18'25"	N10°36'42"W	32.17'
C3	29.22	48.00	34°52'49"	N17°28'55"E	28.77'
C4	104.42	42.00	142°26'54"	S73°51'13"E	79.53'
C5	75.40	48.00	90°00'00"	S45°02'31"W	67.88'

## EASEMENT NOTE

PLEASE SEE TORINO LAKES - THIRD REPLAT, SHEET 3 OF 3 FOR PROPOSED EASEMENTS & DETAILS.



## TRACT "C-2"

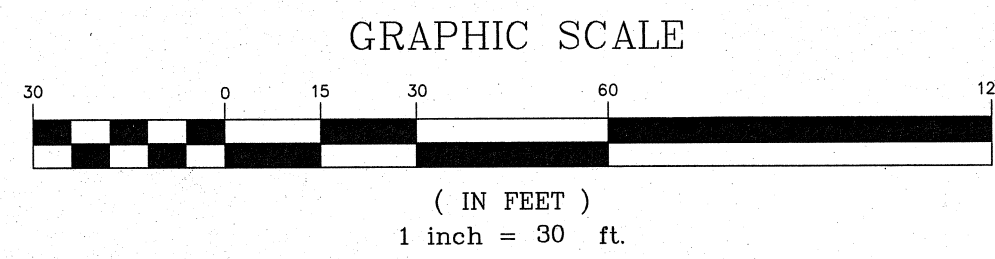
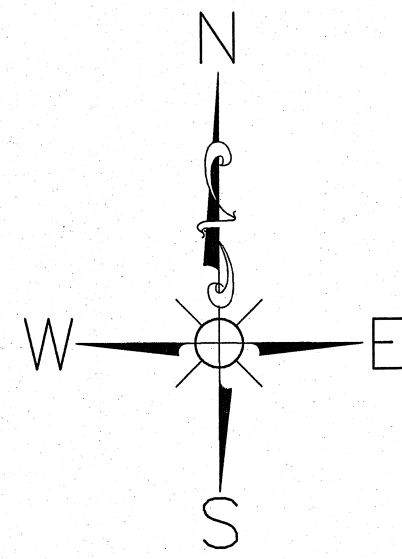
PER TORINO LAKES FIRST REPLAT (P.B. 73, PAGE 29)

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RICHARD C. LAVENTURE PSLUSD PROJECT 11-835-02  
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LOTS DETAIL SHEET  
SHEET 2 OF 3

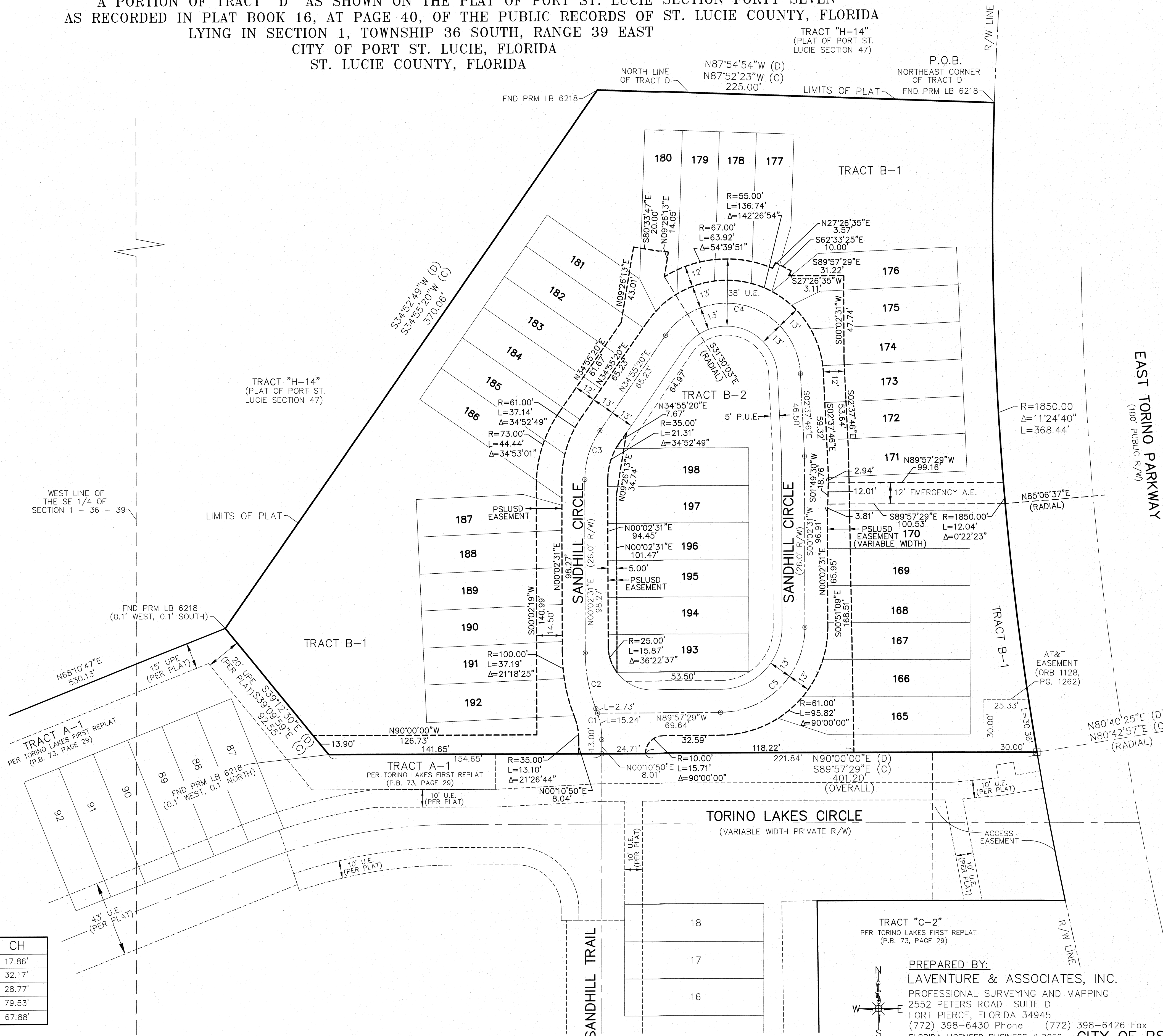
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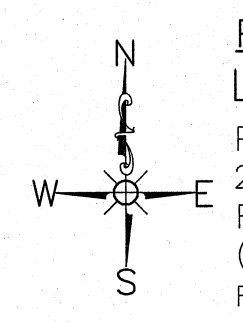
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TRACT "C-2"  
 PER TORINO LAKES FIRST REPLAT  
 (P.B. 73, PAGE 29)

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 EASEMENT DETAIL SHEET  
 SHEET 3 OF 3