

LOCATION MAP: NOT TO SCALE

WINTERLAKES TRACT F-2 REPLAT

BEING A REPLAT OF TRACT F2, WINTERLAKES TRACT 'F' REPLAT
PLAT BOOK 58, PAGES 22 - 23
LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 39 EAST
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

TRACT F2, WINTERLAKES TRACT 'F' REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 22-23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING: 5.40 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT SOUTH STAR INTERNATIONAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS WINTERLAKES TRACT F-2 REPLAT AND DOES HEREBY DEDICATE THE FOLLOWING EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN, AS FOLLOWS:

1. CROSS ACCESS EASEMENTS:

THE CROSS ACCESS EASEMENT 1 AND 2 AS SHOWN HEREON ARE HEREBY DEDICATED TO SOUTH STAR INTERNATIONAL, LLC, ITS SUCCESSORS AND/OR ASSIGNS, HANLEX PORT ST. LUCIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND KODAK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS. ACCESS IS GRANTED BY SAID CROSS ACCESS EASEMENT TO EACH OF THEM, AND THEIR RESPECTIVE LESSEES, INVITEES, LICENSEES, AND TO THE GENERAL PUBLIC, FOR PURPOSES OF NONEXCLUSIVE PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND CROSS ACCESS TO AND FROM THE HEREON SHOWN LOTS 1 AND 2 (PREVIOUSLY KNOWN AS TRACT F-2) AND THE ADJACENT TRACT F-1, AND THE ADJACENT ROADWAYS AND RIGHTS OF WAY. THE MAINTENANCE FOR SUCH EASEMENT SHALL BE THE RESPONSIBILITY OF EACH FEE OWNER OF ALL OR ANY PORTION OF THE TRACT UPON WHICH SUCH EASEMENT IS LOCATED, PURSUANT TO A DECLARATION OF COVENANTS FOR CROSS ACCESS EASEMENT RECORDED FOR SUCH PURPOSE.

2. UTILITY EASEMENTS: WATER AND SANITARY SEWER

SAID 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, A GENERAL INGRESS/ EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS 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 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. SOUTH STAR INTERNATIONAL, LLC, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENTS, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES 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, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY, THEREFORE.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND TO HAVE ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS

_____ DAY OF _____, 2022.

WITNESS: _____ *SOUTH STAR INTERNATIONAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY*

PRINT NAME: _____
BY: _____
Matias Etchebest, Manager

WITNESS: _____
PRINT NAME: _____

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND TO HAVE ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS

_____ DAY OF _____, 2022.

WITNESS: _____ *HANLEX PORT ST. LUCIE, LLC
A FLORIDA LIMITED LIABILITY COMPANY*

PRINT NAME: _____
BY: _____
Hans B. Pistor

WITNESS: _____
PRINT NAME: _____

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND TO HAVE ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS

_____ DAY OF _____, 2022.

WITNESS: _____ *KODAK PARTNERS
A TENNESSEE GENERAL PARTNERSHIP*

PRINT NAME: _____
BY: _____
Thomas Hahn

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MATIAS ETCHEBEST, AS MANAGER OF SOUTH STAR INTERNATIONAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT OR STAMP NAME: _____

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HANS B. PISTOR, AS MANAGER OF HANLEX PORT ST. LUCIE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT OR STAMP NAME: _____

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS HAHN, AS MANAGER OF KODAK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT OR STAMP NAME: _____

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATE:

STEVEN M. AUERBACHER, ESQ., AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT AS OF _____, 2022.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. PURSUANT TO THE FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
3. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
4. ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

DATED THIS _____ DAY OF _____, 2022

NAME: STEVEN M. AUERBACHER, WSO.

GENERAL PLAT NOTES:

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BASIS OF BEARINGS USED HEREON IS N00°36'31"W ALONG THE EAST RIGHT OF WAY LINE OF EAST TORINO PARKWAY, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83/90 WITH 2011 ADJUSTMENT.
3. PLAT CONTAINS: 5.4 ACRES MORE OR LESS.
4. PLAT CONTAINS: 2 LOTS
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. THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
7. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER BY THE CITY OF PORT ST. LUCIE.

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____ 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 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 _____, 2022.

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

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WINTERLAKES TRACT F-2 REPLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREON ARE ACCEPTED, THIS _____ DAY OF _____, 2022.

CITY COUNCIL
CITY OF PORT ST. LUCIE
ATTEST:

BY: _____
SHANNON MARTIN, MAYOR

SALLY WALSH, CITY CLERK

SURVEYORS CERTIFICATE:

I, REGINA KARNER, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, FLORIDA CERTIFICATE NUMBER 4363, DO HEREBY CERTIFY THAT THIS PLAT OF WINTERLAKES TRACT F-2 REPLAT, 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, THAT THE PERMANENT REFERENCE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE AND THE COUNTY OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2022.

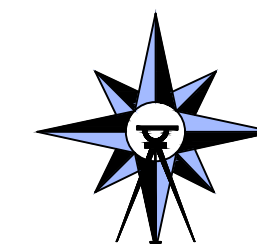
BY: _____
REGINA C. KARNER, PSM 4363

**CITY OF PORT ST LUCIE
UTILITY SYSTEMS DEPARTMENT
PROJECT NO.: 11-292-06**

**CITY OF PORT ST LUCIE
PLANNING & ZONING DEPARTMENT
PROJECT NO.: P21-144**

PREPARED BY:
KARNER SURVEYING INC.

**2740 SW Martin Downs Blvd. #333,
Palm City, FL 34990.
Licensed Business No. 7357
karner@karnersurveyinginc.com
Tel: 772-288 7206 FAX: 772-223 8181**



WINTERLAKES TRACT F-2 REPLAT

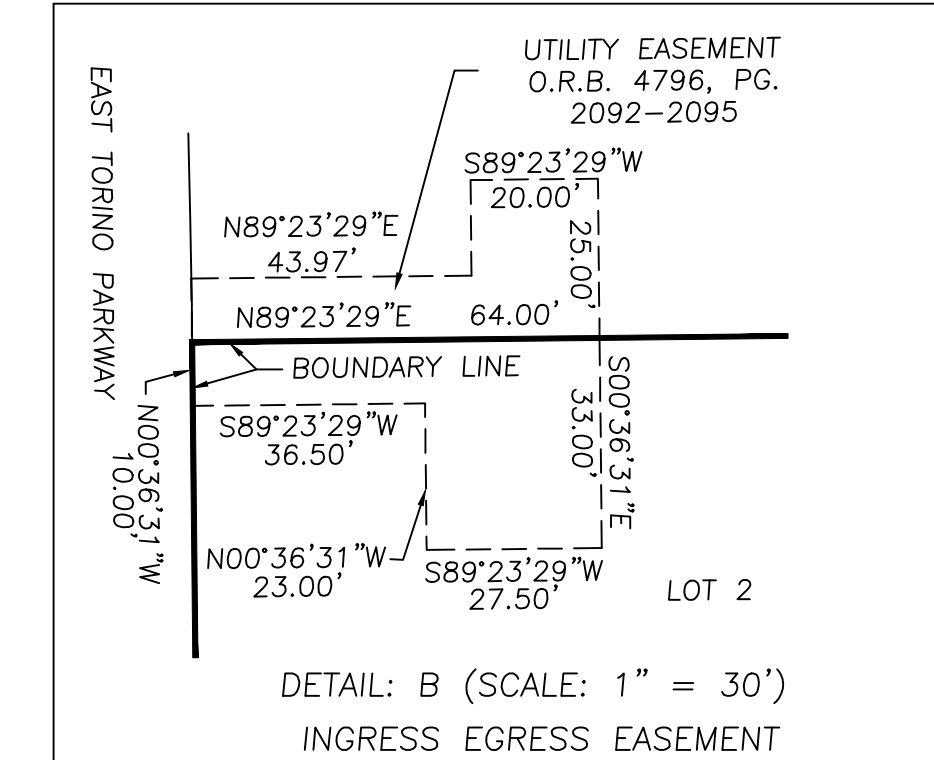
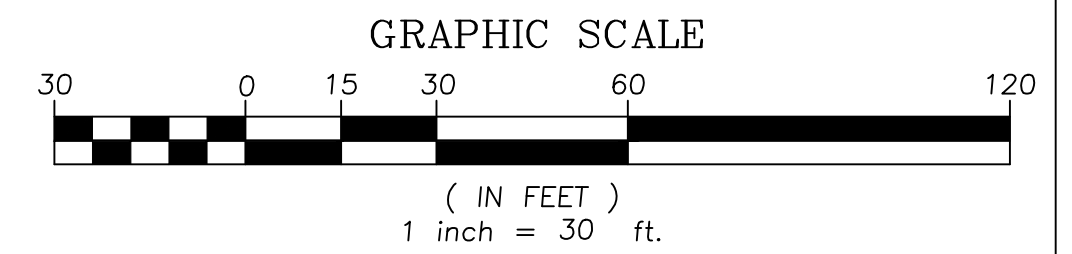
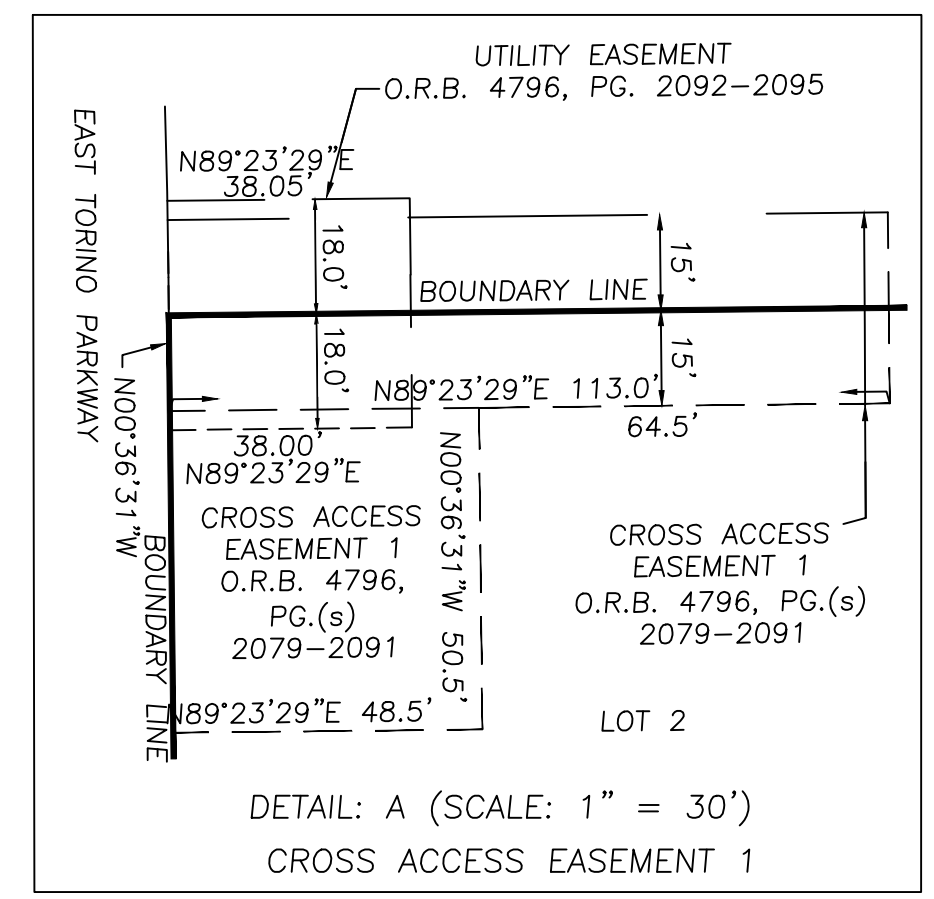
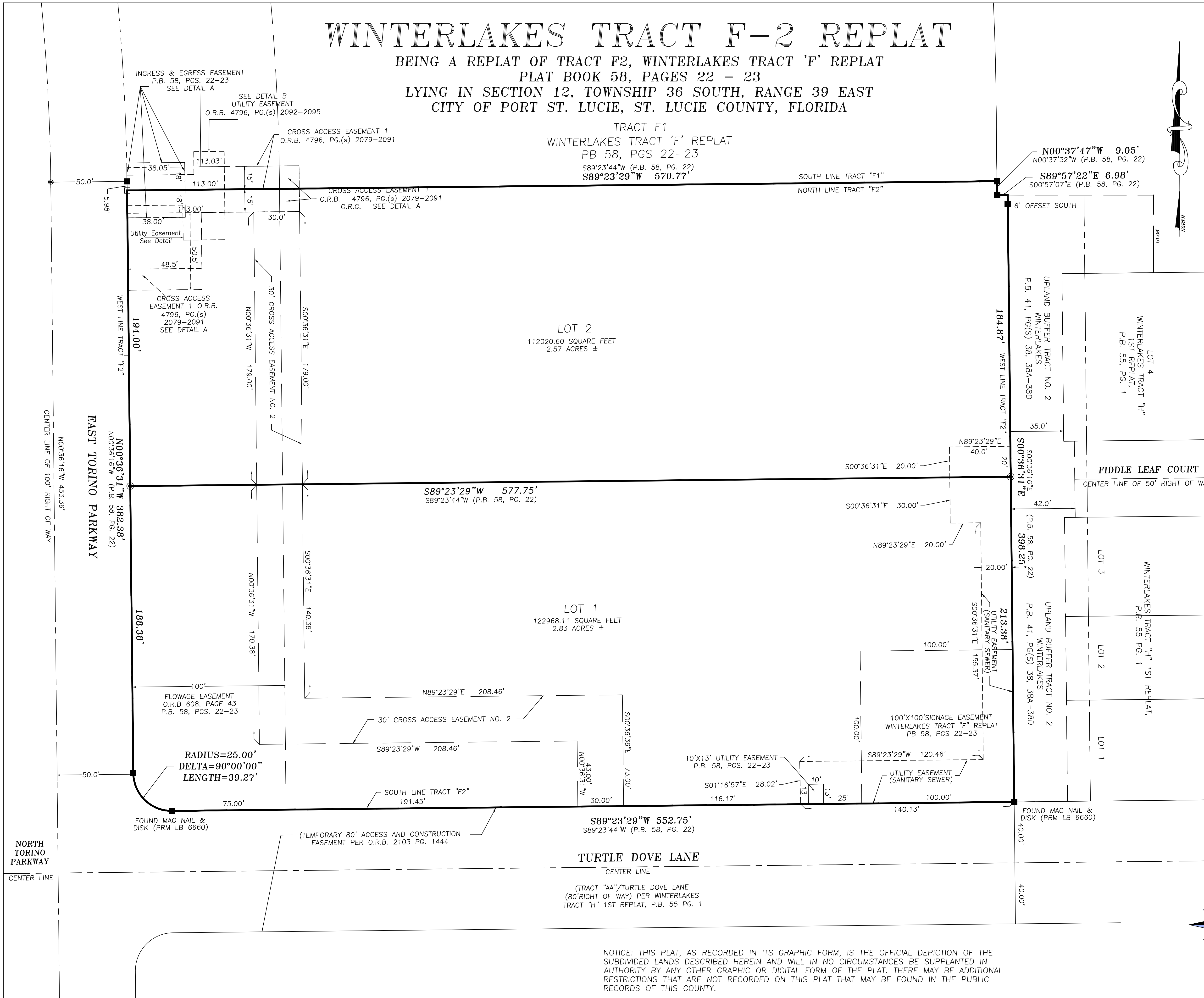
BEING A REPLAT OF TRACT F2, WINTERLAKES TRACT 'F' REPLAT
 PLAT BOOK 58, PAGES 22 - 23
 LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 39 EAST
 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

TRACT F1
 WINTERLAKES TRACT 'F' REPLAT
 PB 58, PGS 22-23
 S89°23'44"W (P.B. 58, PG. 22)
 S89°23'29"W 570.77'

LOT 2
 112020.60 SQUARE FEET
 2.57 ACRES ±

LOT 1
 122968.11 SQUARE FEET
 2.83 ACRES ±

PLAT BOOK: _____
 PAGE: _____



- LEGEND & ABBREVIATIONS:
- FOUND 4"x4" CONCRETE MONUMENT (LB 6680)
 - SET 4"x4" CONCRETE MONUMENT (LB 7357)
 - SET 5/8" IRON ROD & CAP (LB 7357)
 - (P.R.M.) PERMANENT REFERENCE MONUMENT
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - LB = LICENSED BUSINESS
 - O.R.B = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG(S) = PAGE(S)

CITY OF PORT ST LUCIE
 UTILITY SYSTEMS DEPARTMENT
 PROJECT NO.: 11-292-06
 CITY OF PORT ST LUCIE
 PLANNING & ZONING DEPARTMENT
 PROJECT NO.: P21-144
 PREPARED BY:

KARNER SURVEYING INC.
 2740 SW Martin Downs Blvd. #333,
 Palm City, FL 34990.
 Licensed Business No. 7357
 karner@karnersurveyinginc.com
 Tel: 772-288 7206 FAX: 772-223 8181

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.