

PERIMETER

SURVEYING & MAPPING
 Prepared by: Jeff S. Hodapp, P.S.M.
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DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS: THAT PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND SHOWN HEREON AS "CARRIAGE POINTE ESTATES", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 LYING SOUTHERLY OF CANAL #71 (TEN MILE CREEK) AND WESTERLY OF SELVITZ ROAD; AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 LYING WESTERLY OF SELVITZ ROAD AND RALLS ROAD AND SOUTHERLY OF CANAL #71 AND ALSO THE NORTH 50 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LESS RALLS ROAD.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA ALSO REFERRED TO AS A PORTION OF RALLS ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 30 WITH THE WEST RIGHT OF WAY LINE OF SELVITZ ROAD; THENCE SOUTH 34° 09' 42" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 38.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 458.00 FEET; THENCE SOUTHERLY THROUGH A CENTRAL ANGLE OF 34° 37' 11", CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AN ARC DISTANCE OF 276.74 FEET TO THE NORTH RIGHT OF WAY LINE OF RALLS ROAD; AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, A RADIAL FROM SAID POINT BEARS SOUTH 10° 51' 18" EAST AND HAVING A RADIUS OF 277.47 FEET; THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 45° 04' 40", AN ARC DISTANCE OF 218.30 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING; THENCE SOUTH 34° 04' 03" WEST, A DISTANCE OF 955.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 377.28 FEET; THENCE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 50° 40' 05", AN ARC DISTANCE OF 333.64 FEET TO A NON-TANGENT INTERSECTION; THENCE SOUTH 00° 44' 30" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 89° 41' 05" WEST, A DISTANCE OF 1329.36 FEET TO THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 30; THENCE SOUTH 00° 11' 03" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.17 FEET; THENCE NORTH 89° 30' 02" EAST, A DISTANCE OF 1299.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 443.28 FEET; THENCE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 55° 25' 59", AN ARC DISTANCE OF 955.03 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RALLS ROAD; THENCE NORTH 55° 55' 57" WEST, A DISTANCE OF 66.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RALLS ROAD AND THE POINT OF BEGINNING.

PARCEL 1 AREA = 3,149,505 SQUARE FEET (72.30 ACRES) MORE OR LESS.
 PARCEL 2 AREA = 111,176 SQUARE FEET (2.55 ACRES) MORE OR LESS.
 TOTAL AREA = 3,260,681 SQUARE FEET (74.85 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A (PRIVATE ROAD) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES, AND THE ROAD IMPROVEMENTS THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ST. LUCIE COUNTY, FLORIDA.

THE WATER MANAGEMENT TRACTS, TRACT L-1 (LAKE), TRACTS D-1-D-2 (DETENTION AREAS) AND TRACT C-1 (PRESERVE AREA) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LAKE MAINTENANCE EASEMENTS (L.M.E.'s), AS SHOWN HEREON, ARE RESERVED FOR THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

ST. LUCIE COUNTY AND THE CITY OF FORT PIERCE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE RECREATION AREA TRACT R-1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE OPEN SPACE AREA TRACT OS-1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LANDSCAPE BUFFER AREA, TRACT LB-1 AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO FORT PIERCE UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

CARRIAGE POINTE ESTATES

A PORTION OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST

CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.

JUNE, 2014

THE UTILITY EASEMENTS (U.E.'s), AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO FORT PIERCE UTILITY AUTHORITY AND ALL OTHER UTILITY PROVIDERS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.

THE WATER, MAINTENANCE AND OVERHANG EASEMENTS (W.M.O.E.) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, AND FOR THE LOT OWNER WHOSE HOME ABUTS SAID EASEMENT FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE AND ALL RELATED PURPOSES NOT INCONSISTENT WITH THIS RESERVATION.

THE PEDESTRIAN ACCESS EASEMENTS (P.A.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ST. LUCIE COUNTY FOR THE PURPOSE OF PUBLIC PEDESTRIAN (NON-VEHICULAR) ACCESS OVER AND ACROSS SUCH EASEMENTS. ST. LUCIE COUNTY SHALL ALSO HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN STABILIZED PEDESTRIAN PATHS WITHIN THE PEDESTRIAN ACCESS EASEMENTS, AT THE COUNTY'S COST AND EXPENSE. ST. LUCIE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SUCH PATHS IT CONSTRUCTS WITHIN THE PEDESTRIAN ACCESS EASEMENTS. THE PUBLIC SHALL ALSO HAVE AN EASEMENT OVER AND ACROSS THE SIDEWALKS ON BENNINGTON LANE FOR INGRESS AND EGRESS TO AND FROM THE PEDESTRIAN ACCESS EASEMENTS. HOWEVER, THE PUBLIC SHALL HAVE NO RIGHT FOR VEHICULAR PARKING ON BENNINGTON LANE OR ANY OTHER STREET ON THIS PLAT. THE PEDESTRIAN ACCESS EASEMENTS SHALL BE NON-EXCLUSIVE EASEMENTS AND SHALL NOT BLOCK, RESTRICT OR ENCUMBER ANY OTHER EASEMENTS, WHETHER DEDICATED HEREIN OR SEPARATELY CONVEYED, INCLUDING UTILITY EASEMENTS OR DRAINAGE RIGHTS.

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE ABOVE DESCRIBED LAND, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS COMPANY SEAL AFFIXED HERETO.

IN WITNESS WHEREOF, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED AND IDENTIFICATION TO BE EXECUTED IN ITS NAME, THIS ____ DAY OF _____, 2014.

PIERCE 131
 A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
 PETER J. BRENNAN
 MANAGING MEMBER

WITNESS _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED PETER J. BRENNAN, MANAGING MEMBER OF PIERCE 131, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE EACH DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICER FOR AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2014.

NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES: _____

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

THE CARRIAGE POINTE HOA, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2014.

CARRIAGE POINTE HOA, INC.
 A FLORIDA CORPORATION, NOT FOR PROFIT

BY: _____
 PRINT NAME: _____

WITNESS: _____
 ITS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF THE CARRIAGE POINTE HOA, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2014.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

MORTGAGEE APPROVAL

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, THE HOLDER OF A MORTGAGE, RECORDED IN O.R. BOOK 3587, AT PAGE 549 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ON THE ABOVE DESCRIBED LAND, BY ITS DULY ELECTED PRESIDENT AND SECRETARY, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THIS PLAT OF "CARRIAGE POINTE ESTATES".

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS PRESIDENT AND SECRETARY THIS ____ DAY OF _____, 2014.

THE PRIVATEBANK AND TRUST COMPANY,
 AN ILLINOIS BANKING CORPORATION

BY: _____
 PRESIDENT

ATTEST: _____
 SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, PRESIDENT AND _____, SECRETARY, OF THE PRIVATEBANK AND TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2014.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

WE, DEAN MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED, _____ ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____ AT _____, _____ IS THE APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF "CARRIAGE POINTE ESTATES" IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.
 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING IN FAVOR OF THE PRIVATEBANK AND TRUST COMPANY, DATED NOVEMBER 14, 2013 AND RECORDED IN OFFICIAL RECORDS BOOK 3587, PAGE 549 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR ____

DATED THIS ____ DAY OF _____, 2014

DEAN, MEAD, MINTON & ZWEMER

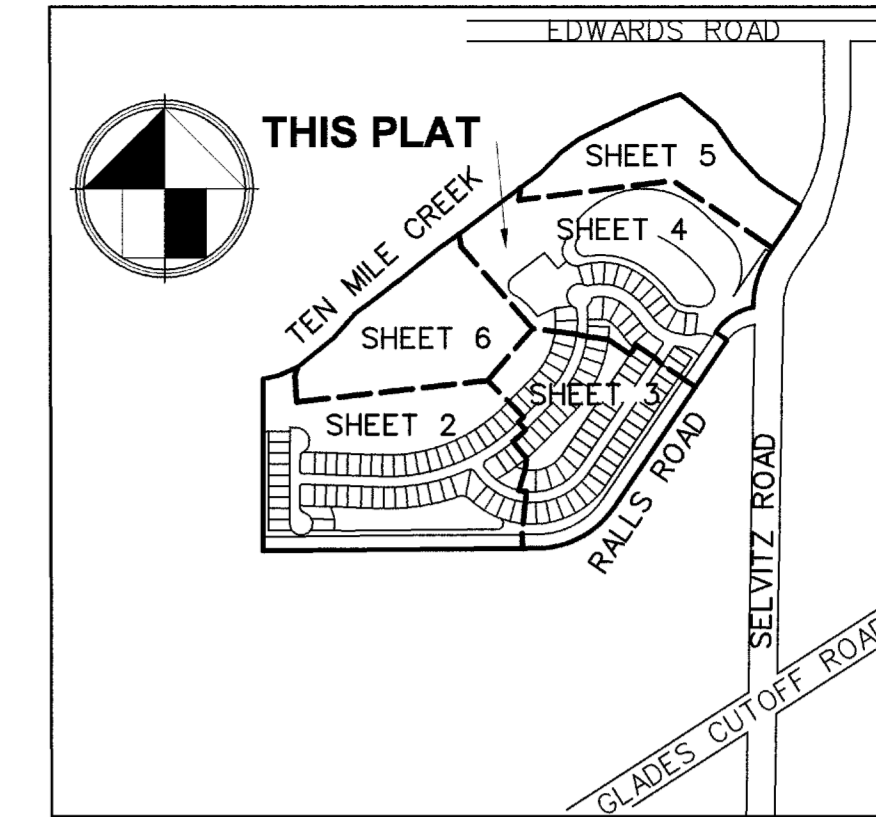
BY: _____
 W. LEE DOBBINS
 VICE PRESIDENT
 1903 S. 25TH ST. SUITE 200
 FT. PIERCE, FL 34947

CERTIFICATE OF APPROVAL CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

I, JOSEPH E. SMITH, 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 _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2014.

JOSEPH E. SMITH
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA



LOCATION AND KEY MAP
 NOT TO SCALE

CITY COMMISSION APPROVAL

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

I HEREBY CERTIFY THAT THIS PLAT OF "CARRIAGE POINTE ESTATES", AFTER HAVING BEEN REVIEWED HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AND THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.011-177.151, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

THIS ____ DAY OF _____, 2014.

CITY COUNCIL
 CITY OF FORT PIERCE

BY: _____
 LINDA W. COX
 CITY CLERK

REVIEWING SURVEYOR APPROVAL

STATE OF FLORIDA)
 COUNTY OF ST. LUCIE) SS

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

 GREGORY S. FLEMING, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NO. LS 4350, STATE OF FLORIDA

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30, HAVING A BEARING OF NORTH 00° 11' 03" EAST, AS MONUMENTED, BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FT. PIERCE ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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 ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I HEREBY 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 (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS PER CHAPTER 177.091(6) WILL BE SET UNDER GUARANTEE POSTED WITH THE CITY OF FT. PIERCE BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

 JEFF S. HODAPP
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. LS5111
 PERIMETER SURVEYING AND MAPPING, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB7264

SURVEYOR