

FILED AND RECORDED
DOUGLAS DIXON CLERK
ST. LUCIE COUNTY, FLORIDA

ST. LUCIE CROSSROADS

A SUBDIVISION IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST ST. LUCIE COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, that ST. LUCIE CROSSROADS DEVELOPMENT PARTNERS, LTD., a Florida Limited Partnership and CHEVRON U.S.A., INC., and TACO BELL CORP., owners of the lands shown hereon as ST. LUCIE CROSSROADS and being more particularly described hereon have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- TRACT A is hereby dedicated to the ST. LUCIE CROSSROADS PROPERTY OWNERS ASSOCIATION, INC., for stormwater management and drainage purposes and is the management and maintenance responsibility of said Association.
- TRACT B is hereby dedicated to the City of Ft. Pierce for right of way use for public roads. Access for Lot 18 to State Road 713 (Turnpike Feeder Road) shall be allowed through said Tract B by the City of Ft. Pierce contingent upon proper connection permits being obtained from the entity exercising jurisdiction over State Road 713 at the time of application for connection to said State Road 713.
- ALL STREETS shown hereon are hereby dedicated to the public streets and are hereby dedicated to the City of Ft. Pierce.
- UTILITY EASEMENTS shown hereon may be used for utility purposes by any utility in compliance with such ordinances and regulations as may be adopted from time to time by the City of Ft. Pierce.
- DRAINAGE EASEMENTS shown hereon are hereby dedicated to the ST. LUCIE CROSSROADS PROPERTY OWNERS ASSOCIATION and the facilities contained therein are the maintenance responsibility of said Association.
- STORMWATER DETENTION EASEMENT shown hereon is hereby dedicated to the ST. LUCIE CROSSROADS PROPERTY OWNERS ASSOCIATION for stormwater management and drainage and is the maintenance responsibility of said Association.
- SANITARY SEWER EASEMENT shown hereon is dedicated to the Ft. Pierce Utilities Authority for installation and maintenance of a sanitary sewer main.

IN WITNESS WHEREOF, ST. LUCIE CROSSROADS DEVELOPMENT PARTNERS, LTD. and CHEVRON U.S.A., INC. and TACO BELL CORP. have caused these presents to be signed by their respective officers as shown below and attested to by the respective officers shown below and their corporate seals affixed hereto by and with the authority of their respective boards of directors, this 16th day of September, 1991.

ST. LUCIE CROSSROADS DEVELOPMENT PARTNERS, LTD.,
A Florida Limited Partnership

By: Crossroads Realty Investment Corporation
A Florida Corporation and its sole General Partner

By: Jan Zuh Attest: Jan Zuh
Title: President Title: Secretary

CHEVRON U.S.A., INC.

By: Harvey P. Quinn Jr. Attest: _____
Title: Assistant Secretary Title: _____

TACO BELL CORP.

By: James A. Moline Attest: Michael C. Moline
Title: Assistant Secretary Title: Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before me personally appeared IRA TASCH, to me well known and known to me to be the individual described in and who executed the foregoing dedication on behalf of St. Lucie Crossroads Development Partners, Ltd. and he acknowledged to and before me that he executed such instrument on behalf of the owner of the lands described hereon and that such execution was his free act and deed.

Witness my hand and official seal this 16th day of September, 1991.

By: Charles A. Kennerly My Commission Expires: 8/26/95
Notary Public

ACKNOWLEDGEMENT

STATE OF GEORGIA
COUNTY OF WEBB

Before me personally appeared HARRY P. DAVIS, JR. and persons described in and who executed the foregoing dedication on behalf of Chevron U.S.A. Inc., and they acknowledged to and before me that they executed such instrument on behalf of the owner of the lands described hereon and that such execution was their free act and deed.

Witness my hand and official seal this 6th day of Sept., 1991.

By: Phyllis Ginn My Commission Expires: 11-17-94
Notary Public

ACKNOWLEDGEMENT

STATE OF California
COUNTY OF Orange

Before me personally appeared James A. Moline and Michael C. Moline, to me well known and known to me to be the persons described in and who executed the foregoing dedication on behalf of Taco Bell Corp., and they acknowledged to and before me that they executed such instrument on behalf of the owner of the lands described hereon and that such execution was their free act and deed.

Witness my hand and official seal this 14th day of August, 1991.

By: Beth G. Johnson My Commission Expires: 8-31-93
Notary Public

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that the plat shown hereon 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 (P.R.M.'s) 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.

Date: 9/17/91 By: E. Brett Culpepper
E. Brett Culpepper
Florida Certificate No. 3333

CERTIFICATE OF APPROVAL OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, Douglas Dixon, 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 30, Page 8 of the public records of St. Lucie County, Florida, this 17th day of Sept., 1991.

By: Douglas Dixon
James R. D.C.
Clerk of Circuit Court
St. Lucie County, Florida

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, and portions of Lots 3, 4, 5, 6, 11 and 12, of the Southwest 1/4 of the Boston and Florida Atlantic Coast Land Co. Subdivision of said Section 24, as per Plat thereof as recorded in Plat Book 3, Page 32 of the Public Records of St. Lucie County, Florida, said parcel being more particularly described as follows:

Commencing at the Northeast corner of the Southwest 1/4 of said Section 24; thence run North 89°41'32" West along the North line of said Southwest 1/4 a distance of 2628.84 feet to the East right-of-way line of State Road 713 (Kings Highway); said East right-of-way line lying 25.00 feet East of the Northwest corner of said Southwest 1/4; thence South 00°07'15" East along the said East right-of-way line of said State Road 713, 25.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 24, a distance of 15.00 feet to the South right-of-way line of Andrews Avenue and the POINT OF BEGINNING of the hereon described parcel.

From said POINT OF BEGINNING; thence South 89°41'32" East along the said South right-of-way line of Andrews Avenue, 15.00 feet South of and parallel with the North line of the Southwest 1/4 of said Section 24, a distance of 714.4 feet to a point of curvature of a nontangent curve, concave to the Southwest, having a radius of 855.00 feet, a central angle of 47°21'31" and a chord bearing of South 45°21'00" East; thence run Southeasterly along the arc of said curve a distance of 706.71 feet to a point of tangency; thence South 21°40'15" East a distance of 344.63 feet to the Northeast corner of a 100 foot public right-of-way as dedicated to St. Lucie County per O.R. Book 609, Page 1642 and O.R. Book 610, Page 1096 of the Public Records of St. Lucie County, Florida; thence South 70°04'02" West along the Northerly line of said public right-of-way a distance of 100.00 feet; thence South 19°56'36" East along the Westerly line of said public right-of-way a distance of 100.00 feet to the point of curvature of a curve concave to the Northeast, having a radius of 725.00 feet, a central angle of 21°31'01" and a chord bearing of South 30°42'06" East; thence continuing along said curve a distance of 272.27 feet to a point of reverse curvature with a curve concave to the Southwest, having a radius of 675.00 feet, a central angle of 19°02'26" and a chord bearing of South 31°56'24" East; thence continuing along said Westerly right-of-way line, run Southerly along the arc of said curve a distance of 224.32 feet to a point on the Northerly right-of-way line of Peters Road as conveyed to St. Lucie County as shown on Florida Department of Transportation Map as recorded in Plat Book 23, Page 19A of the Public Records of St. Lucie County, Florida; thence run South 70°04'06" West along said Peters Road right-of-way line a distance of 23.97 feet; thence South 19°55'54" East along said Peters Road right-of-way line a distance of 84.00 feet to a point on the Northerly right-of-way line of State Road 70 (Okeechobee Road); thence South 70°04'06" West along said right-of-way line a distance of 730.00 feet; thence South 19°55'54" East along said right-of-way line a distance of 44.68 feet; thence South 68°41'55" West along said right-of-way line a distance of 43.93 feet to the East line of that certain parcel recorded in O.R. Book 448, Page 813 of the Public Records of St. Lucie County, Florida; thence North 00°06'36" West along said East line a distance of 421.79 feet to a point on the South line of the North 38.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 24; said point lying 842.58 feet East of the Southwest corner of said North 38.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 24; thence North 89°18'50" West along the South line of said North 38.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 24 a distance of 587.58 feet to a point lying 255.00 feet East of the Southwest corner of said North 38.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 24; thence North 00°07'15" West parallel with the West line of the Southwest 1/4 of said Section 24 a distance of 200.00 feet; thence North 89°18'50" West parallel with the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 24 a distance of 230.00 feet to the East right-of-way line of said State Road 713; thence North 00°07'15" West along said East right-of-way line of said State Road 713, 25.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 24, a distance of 494.27 feet to a point lying 641.00 feet South of the North line of the Southwest 1/4 of said Section 24; thence South 89°28'33" East along the centerline of an existing ditch a distance of 352.82 feet; thence North 00°07'15" West parallel with the West line of the Southwest 1/4 of said Section 24 a distance of 617.33 feet to a point on the South line of the North 25.00 feet of the Southwest 1/4 of said Section 24; thence North 89°41'32" West along the South line of said North 25.00 feet of the Southwest 1/4 of said Section 24 a distance of 352.81 feet to the East right-of-way line of said State Road 713; thence North 00°07'15" West along said East right-of-way line, 25.00 feet East of and parallel with the West line of the Southwest 1/4 of said Section 24, a distance of 10.00 feet to the POINT OF BEGINNING.

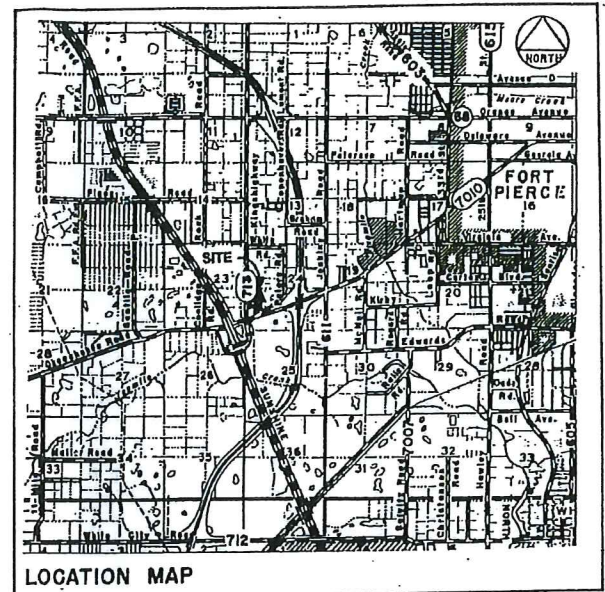
The above-described parcel contains 34.821 acres more or less.

CITY APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Pursuant to the provisions of the Fort Pierce City Commission this plat has been given final approval by the City Commission at a meeting held on the 19th day of August, 1991.

By: Anderson
City Clerk



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, Frank H. Fee, III, an attorney, duly licensed in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that I find the title to the property is vested in ST. LUCIE CROSSROADS DEVELOPMENT PARTNERS, LTD., a Florida Limited Partnership and in CHEVRON, U.S.A. INC. and in TACO BELL CORP. and that current taxes have been paid and that the property is encumbered by the mortgages shown hereon and any other encumbrances affecting the subject property are shown hereon.

Dated this 16th day of September, 1991.

By: Frank H. Fee, III
Frank H. Fee, III

MORTGAGE JOINDER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, that Harbor Federal Savings and Loan Association, the owner and holder of that certain mortgage encumbering the lands described hereon and recorded in Official Record Book 657, Page 1582, of the Public Records of St. Lucie County, Florida, hereby joins and consents to this plat for the uses and purposes herein set forth.

IN WITNESS WHEREOF, Harbor Federal Savings and Loan Association has caused these presents to be executed by the officers named below and its corporate seal affixed hereto, this 17th day of September, 1991.

HARBOR FEDERAL SAVINGS AND LOAN ASSOCIATION

By: President Attest: Christina Louder
Title: President Title: Secretary

ACKNOWLEDGEMENT

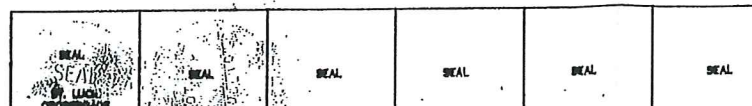
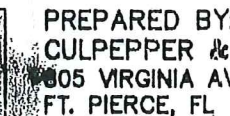
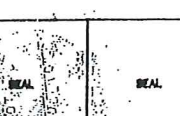
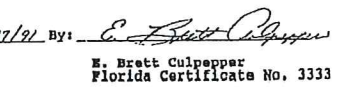
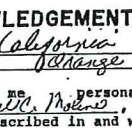
STATE OF FLORIDA
COUNTY OF ST. LUCIE

Before me, the undersigned authority, personally appeared Leonard C. Simmons and Christina Louder known to me to be the Vice President and Secretary of Harbor Federal Savings and Loan Association who executed the foregoing instrument and that each duly acknowledged before me that they executed the same as such officers for and on behalf of said Harbor Federal Savings and Loan Association.

Witness my hand and official seal this 19th day of September, 1991.

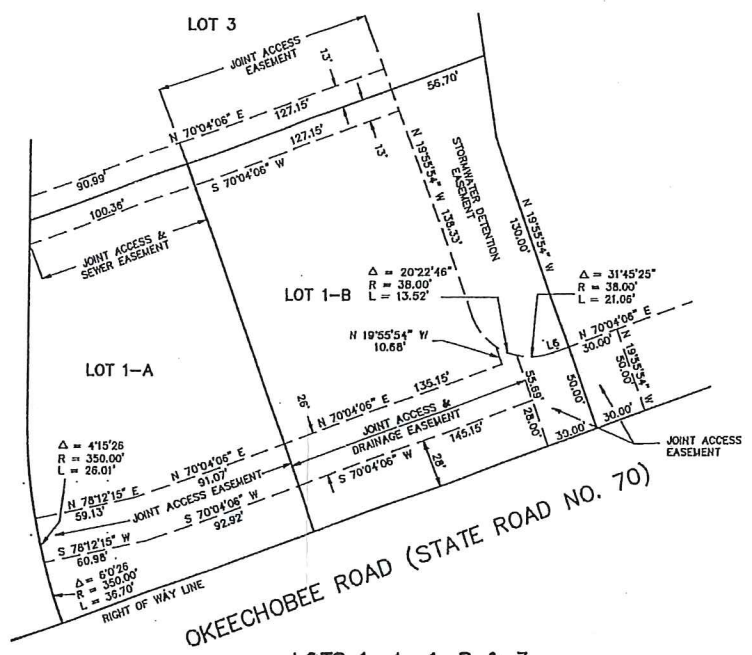
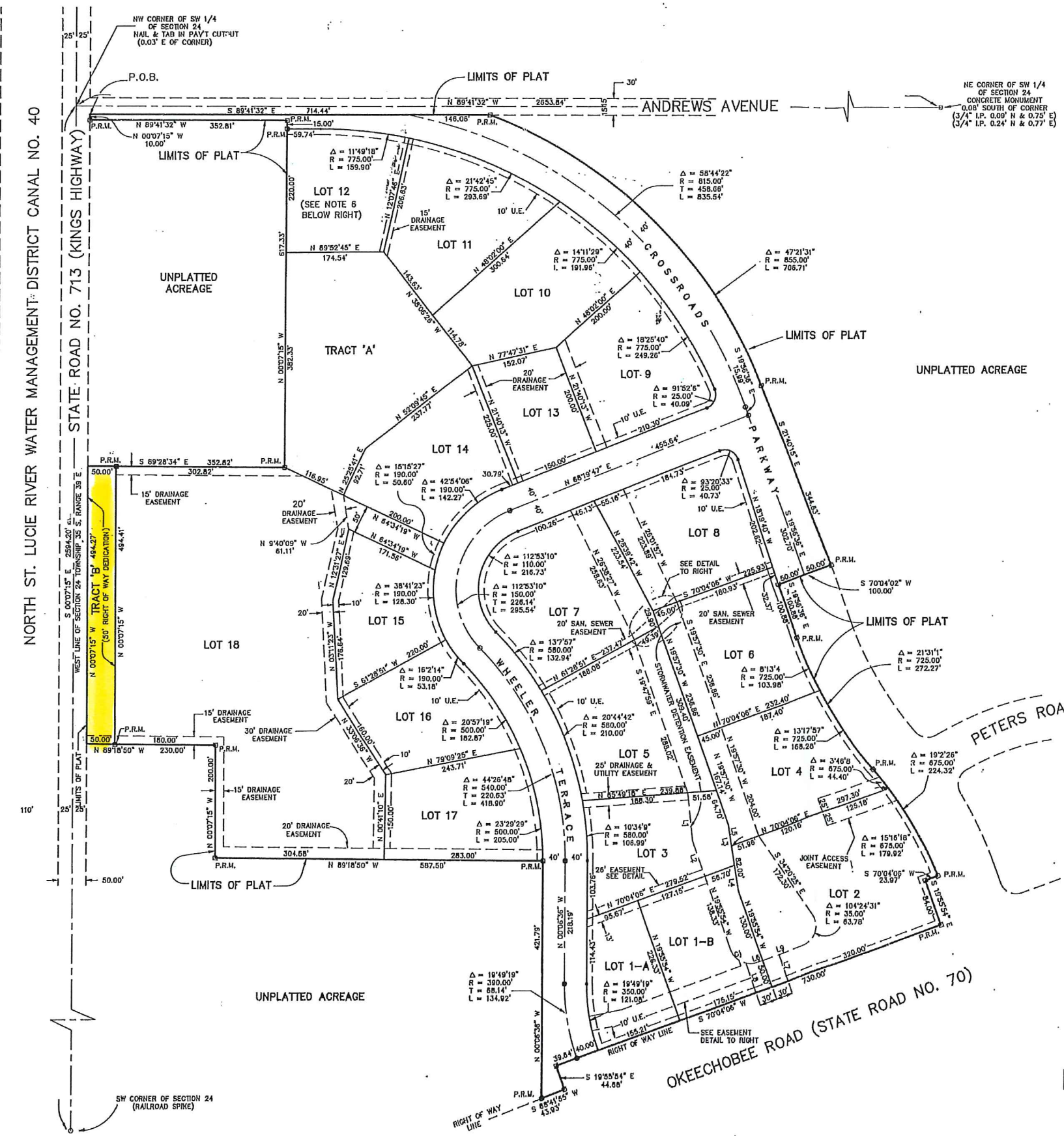
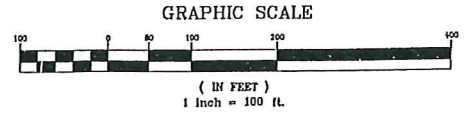
By: Robert Seander My Commission Expires: 05-18-93
Notary Public

PREPARED BY:
CULPEPPER & TERPENING, INC.
605 VIRGINIA AVENUE, SUITE 15
FT. PIERCE, FL 34982

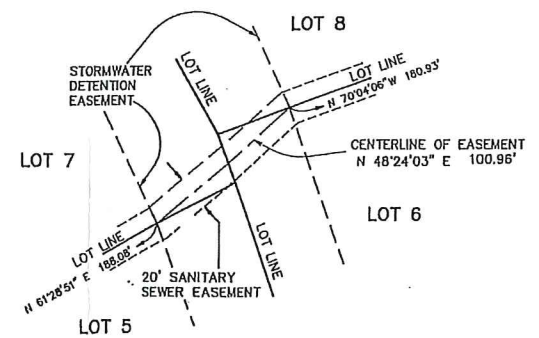


ST. LUCIE CROSSROADS

A SUBDIVISION IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA



LOTS 1-A, 1-B & 3
EASEMENT DETAILS
(SCALE: 1"=50')



SANITARY SEWER EASEMENT DETAIL
(SCALE 1" = 50')

LINE CHART

LINE	DIRECTION	DISTANCE
L1	N 06°11'53" W	85.97'
L2	N 19°55'54" W	66.40'
L3	S 09°17'27" E	72.45'
L4	S 09°17'27" E	47.14'
L5	S 09°17'27" E	37.59'
L6	N 70°04'06" E	10.00'
L7	S 19°55'54" E	50.00'
L8	S 19°55'54" E	54.53'
L9	S 70°04'06" W	76.08'

CURVE CHART

CURVE	RADIUS	LENGTH	DELTA
C1	38.00'	59.69'	90°00'00"

- NOTES:
- The West line of Section 24 as shown hereon is assumed to bear North 00°07'15" West and all bearings shown hereon are related thereto.
 - designates a Permanent Control Point (P.C.P.) and is a disc with #3333 stamped thereon.
 - ⊠ designates a Permanent Reference Monument (P.R.M.) which consists of a 4" x 4" concrete monument and disk with the number 3333 stamped thereon.
 - All utility easements (delineated as U.E.) shown hereon may be utilized by cable television facilities.
 - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
 - A building permit shall not be granted on Lot 12 until such time as Crossroads Parkway has been completed from its present terminus, Westward to an intersection with State Road 713 (Turnpike Feeder Road).

PREPARED BY: CULPEPPER & TERPENING, INC.
805 VIRGINIA AVENUE, SUITE 15
FT. BIERCE FL 34082

#2198
Book 30
Page 8A