

RG TOWERS FORT PIERCE

BEING A REPLAT OF A PORTION OF PARCEL B2, FORT PIERCE PLAZA,
AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK: _____
PAGE: _____
DOCKET NO. _____

CERTIFICATE OF DEDICATION AND DESCRIPTION

STATE OF DELAWARE
COUNTY OF NEW CASTLE

KNOW ALL MEN BY THESE PRESENTS, THAT SRI REAL ESTATE PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AND PLATTED HEREIN, AS RG TOWERS FORT PIERCE, BEING IN CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HERON AND DOES HEREBY DEDICATE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL B2:

THENCE ON AN ASSUMED BEARING OF S89°55'24"E ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°55'24"E CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 14.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, HAVING A CENTRAL ANGLE OF 08°13'13" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 101.15 FEET (CHORD BEARING = S85°48'47"E AND CHORD DISTANCE = 101.06 FEET) TO A POINT ON A NON-TANGENT LINE;

THENCE S00°04'59"E A DISTANCE OF 151.50 FEET;

THENCE S70°58'00"W A DISTANCE OF 104.50 FEET;

THENCE S89°55'01"W A DISTANCE OF 16.85 FEET TO A POINT ON A LINE 38.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL B2

THENCE N00°04'59"W ALONG SAID PARALLEL LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA CONTAINING 20,387.84 SQUARE FEET (0.468 ACRES), MORE OR LESS.

IN WITNESS WHEREOF, SRI REAL ESTATE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ MANAGER MEMBER OF SRI REAL ESTATE PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2016.

SRI REAL ESTATE PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

MANAGING MEMBER

WITNESS

WITNESS

PRINTED NAME

PRINTED NAME

ACKNOWLEDGMENT AS TO CERTIFICATION OF DEDICATION

STATE OF DELAWARE
COUNTY OF NEW CASTLE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016. BY, _____, MANAGING MEMBER OF SRI REAL ESTATE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC: _____ COMMISSION # _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

CITY ATTORNEY

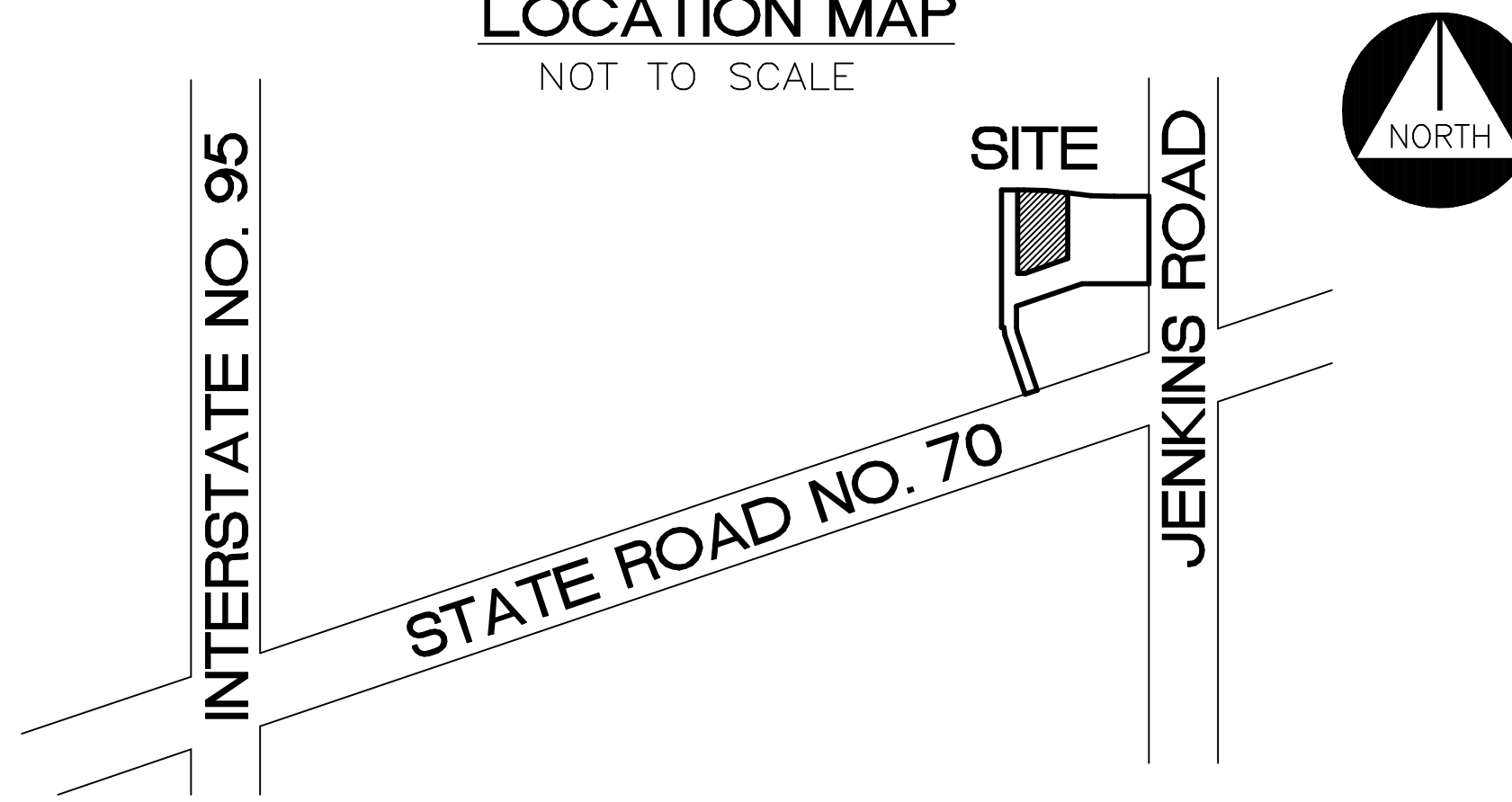
IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____

ROBERT V. SCHWERER
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA.

LOCATION MAP

NOT TO SCALE



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JESSICA M. SHAPIRO, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORTED DATED APRIL 29, 2015, ISSUED BY CHICAGO TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____, 2015, AT _____ (M):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF RG TOWERS FORT PIERCE 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:
NONE.

PURSUANT TO FLORIDA STATUE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2015.

DATED THIS _____ DAY OF _____, 2015.

JESSICA M. SHAPIRO

BY: _____

GUNSTER, YOAKLEY & STEWART, P.A.
777 SOUTH FLAGLER DRIVE, SUITE 500
WEST PALM BEACH, FL 33401

CERTIFICATION OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2016. 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 FORT PIERCE, FLORIDA,

THIS _____ DAY OF _____, 2016

FORT PIERCE CITY COMMISSION

BY: _____

LINDA COX, CITY CLERK

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF RG TOWERS FORT PIERCE, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2016 AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA

JOSEPH E. SMITH, CLERK OF CIRCUIT COURT

BY: _____

CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

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.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF N00°04'59"W.

2. PLAT CONTAINS ONE LOT WITH AN AREA OF 0.468 ACRES.

3. RESTRICTIONS ARE IN EFFECT PER THE RECIPROCAL EASEMENT AND OPERATING AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1065, PAGE 1910 AND AMENDED PER OFFICIAL RECORD BOOK 1210, PAGE 918 BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

4. PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND ALUMINUM DISK STAMPED "P.R.M. LB 7188", UNLESS OTHERWISE NOTED.

PLANNING AND DEVELOPMENT SERVICES APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE C3 ZONING DISTRICT, AS SET FORTH IN SECTION 7.01.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE

THIS _____ DAY OF _____, 2016

BY: _____

REBECCA GROHALL
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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, PART 1, FLORIDA STATUES.

DATE _____

GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER,
FLORIDA REGISTRATION NO. 4350
CITY SURVEYOR
FORT PIERCE, FLORIDA

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON JUNE 16, 2015, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS AND ALL LOT CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, PART 1, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

DATE _____

WILLIAM S. PAYNE, P.S.M. FLORIDA CERTIFICATE NO. 5685
WSP CONSULTANTS, INC.
18815 ANNELIS DRIVE, LUTZ, FLORIDA 33548
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB. 7188

SEAL	SEAL	SEAL	SEAL	SEAL
SRI REAL ESTATE PROPERTIES, LLC	CLERK TO THE BOARD OF CITY COMMISSIONERS	CITY SURVEYOR AND MAPPER	WILLIAM S. PAYNE, PSM	CLERK OF THE CIRCUIT COURT

<p>PREPARED BY: WILLIAM S. PAYNE, PSM, LS 5685 FOR WSP CONSULTANTS, INC., LB 7188 PREPARATION DATE: 01/28/2016</p>	<p>WSP Consultants, Inc. <i>SURVEYORS & MAPPERS</i> 18815 ANNELIS DRIVE, LUTZ, FL 33548 PHONE (813) 909-2420 CERTIFICATE OF AUTHORIZATION NO.: LB 7188</p>	<p>SHEET 1 OF 2</p>
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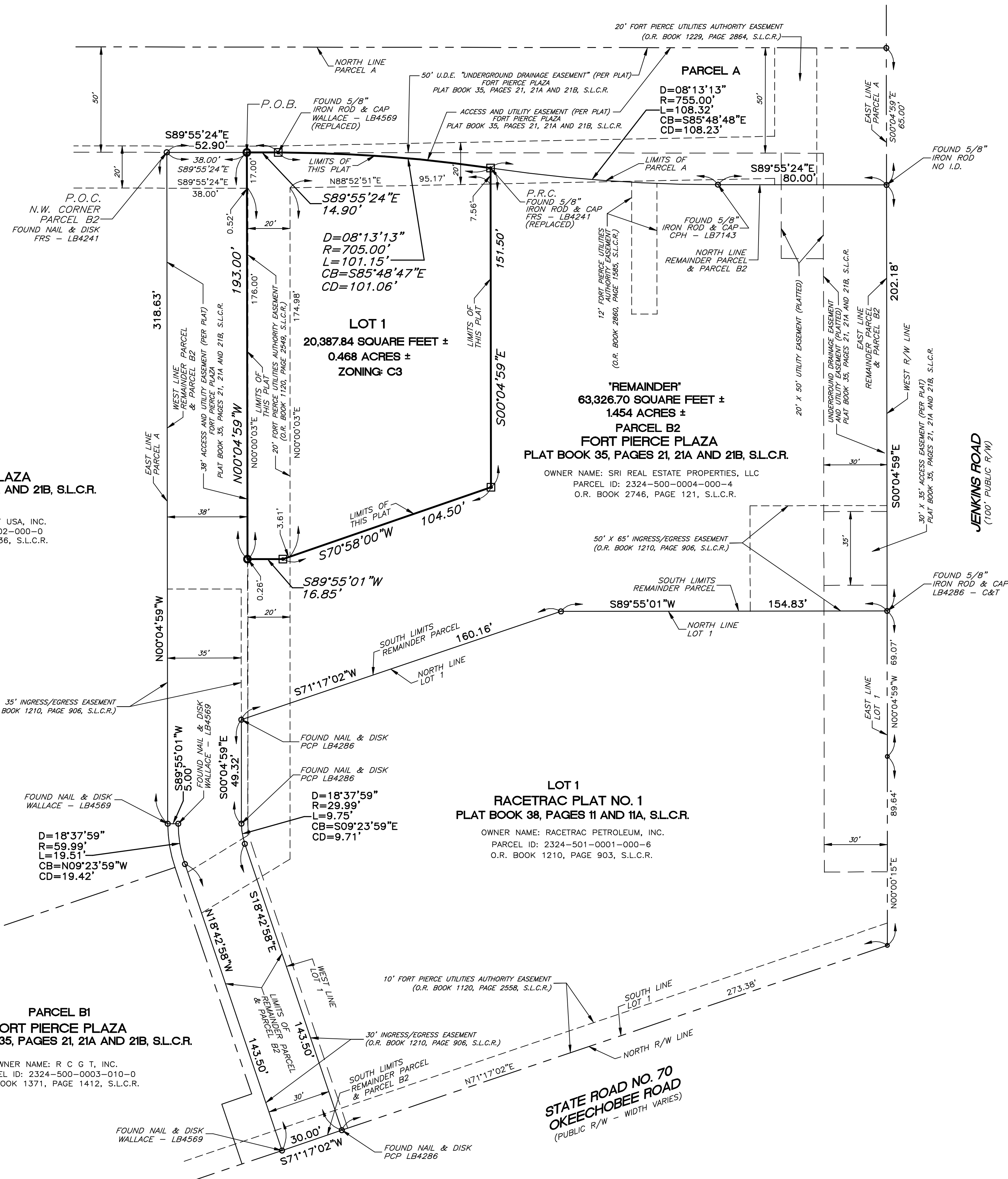
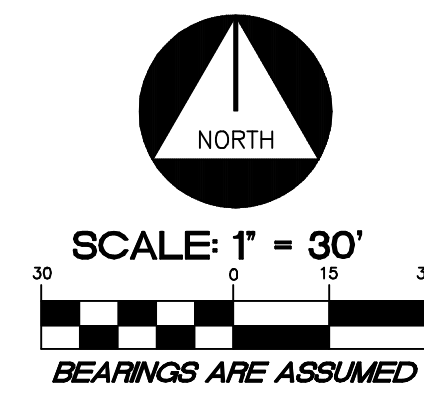
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PLAT BOOK: _____

PAGE: _____

DOCKET NO. _____



AREA TABLE

DESCRIPTION	SQUARE FEET	ACREAGE
ORIGINAL PARCEL	83,714.54	1.922 ACRES
NEW PARCEL (LOT 1)	20,387.84	0.468 ACRES
REMAINDER PARCEL	63,326.70	1.454 ACRES

ABBREVIATIONS AND SYMBOLS

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.R.C. - POINT OF REVERSE CURVATURE (TANGENT)
- S.L.C.R. - ST. LUCIE COUNTY RECORDS
- R/W - RIGHT-OF-WAY
- D - DELTA (CENTRAL ANGLE)
- R - RADIUS
- L - ARC LENGTH
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- LB - LICENSED BUSINESS
- ⊙ - SET P.R.M. MAG NAIL WITH 1.5" DIAMETER ALUMINUM DISK STAMPED "P.R.M." L.B. # 7188
- ⊠ - SET P.R.M. 4" X 4" CONCRETE MONUMENT WITH MAG NAIL WITH 1.5" DIAMETER ALUMINUM DISK STAMPED "P.R.M." L.B. # 7188

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE WEST LINE OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A BEARING OF N00°04'59"W.
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PREPARED BY:

WILLIAM S. PAYNE, PSM, LS 5685
FOR WSP CONSULTANTS, INC., LB 7188
PREPARATION DATE: 01/28/2016

WSP Consultants, Inc.

SURVEYORS & MAPPERS
18815 ANNELIS DRIVE, LUTZ, FL 33548
PHONE (813) 909-2420

CERTIFICATE OF AUTHORIZATION NO.: LB 7188

SHEET
2 OF 2