OAK ALLEY REPLAT

BEING A REPLAT OF LOTS 7 AND 8, BLOCK 3, AS SHOWN ON THE PLAT OF OAK ALLEY, RECORDED IN PLAT BOOK 54, PAGES 26 THROUGH 30, INCLUSIVE LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK
PAGE NO.
FILE NO.

CERTIFICATE OF DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT GHO OAK ALLEY CORPORATION, INC., A FLORIDA CORPORATION,, OWNER OF THE LAND SHOWN AND DESCRIBED HERON AS OAK ALLEY REPLAT, LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FT. PIERCE, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

DESCRIPTION: A REPLAT OF LOTS 7 AND 8, ACCORDING TO THE PLAT OF OAK ALLEY, AS RECORDED IN PLAT BOOK 54, PAGES 26 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8

BEGINNING AT THE NORTHERLY MOST CORNER OF LOT 8, BLOCK 3; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF OAK ALLEY, S.38°16'26"E., A DISTANCE OF 104.35 FEET; THENCE S.51°43'34"W., A DISTANCE OF 130.00 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF UPLAND BUFFER TRACT 2, N.38°16'26"W., A DISTANCE OF 104.35 FEET TO THE WESTERLY MOST CORNER OF LOT 8, BLOCK 3; THENCE ALONG THE NORTHERLY BOUNDARY OF LOT 8, BLOCK 3, N.51°43'34"E., A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

LOT 7

COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 8, BLOCK 3; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF OAK ALLEY, S.38°16'26"E., A DISTANCE OF 104.35 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE WESTERLY RIGHT OF WAY LINE OF OAK ALLEY, S.38°16'26"E., A DISTANCE OF 110.65 FEET TO THE EASTERLY MOST CORNER OF LOT 7, BLOCK 3; THENCE ALONG THE SOUTHERLY BOUNDARY OF LOT 7, BLOCK 3, S.51°43'34"W., A DISTANCE OF 130.00 FEET TO THE SOUTHERLY MOST CORNER OF LOT 7, BLOCK 3; THENCE ALONG THE EASTERLY BOUNDARY OF UPLAND BUFFER TRACT 2, N.38°16'26"W., A DISTANCE OF 110.65 FEET; THENCE N.51°43'34"E., A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING.** CONTAINING 0.642 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE GENERAL PURPOSE EASEMENTS (G.P.E.) UTILITY, LANDSCAPING, DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY (FP&L), BELL SOUTH, AND OTHER PUBLIC UTILITIES, INCLUDING C.A.T.V., FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES FOR UTILITIES PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENTS AS SHOWN HEREON ARE ALSO DEDICATED IN FAVOR OF THE OAK ALLEY PROPERTY OWNERS ASSOCIATION, INC. (P.O.A.), ITS SUCCESSORS AND/OR ASSIGN, FOR PEDESTRIAN ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, DRAINAGE, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. ST. LUCIE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF FORT PIERCE. THE OAK ALLEY PROPERTY OWNERS ASSOCIATION, INC. (P.O.A.), THEIR SUCCESSORS AND/OR ASSIGNS IS EXPRESSLY AUTHORIZED TO INSTALL PAVED WALKWAYS ON THE SURFACE OF THE GENERAL PURPOSE EASEMENT AREAS.

THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OAK ALLEY PROPERTY OWNERS ASSOCIATION, INC. (P.O.A.), ITS SUCCESSORS AND/OR ASSIGN, AS A PRIVATE DRAINAGE EASEMENT FOR THE PROPOSE OF INSTALLATION OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID P.O.A..

THE PRESERVATION EASEMENT (P.E.), AS SHOWN HEREON, IS HEREBY DEDICATED IN FAVOR OF THE OAK ALLEY PROPERTY OWNERS ASSOCIATION, INC. (P.O.A.), ITS SUCCESSORS AND/OR ASSIGNS, ACTIVITIES PROHIBITED WITHIN THE PRESERVATION EASEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER NATIVE VEGETATION, EXCAVATION, (DREDGING OR REMOVAL OF SOIL MATERIAL, HIKING OR FENCING AND ANY OTHER ACTIVITIES DETRIMENTAL TO WATER CONSERVATION, EROSION CONTROL OR FISH AND WILD LIFE HABITAT CONSERVATION OR PRESERVATION. THESE PROHIBITIONS ARE NOT INTENDED TO PROHIBIT THE SUPPLEMENTAL PLANTING OF NATIVE VEGETATION, THE RELOCATION OF TREES, OR THE CREATION AND MAINTENANCE OF THE NATURE TRAIL SYSTEM IN ACCORDANCE WITH THE APPROVED P.U.D. AND LANDSCAPING LIST. THE PRESERVATION EASEMENTS, ARE LOCATED ON EITHER SIDE OF THE SIDE LOT LINES OF ALL OF THE LOTS. IT IS ALSO THE INTENT HOWEVER THAT THE INNER MOST 5 FEET OF THE LOT LYING WITHIN THE PRESERVATION EASEMENT MAY BE GRADED, FILLED, AND/OR CLEARED AS APPROVED BY THE P.O.A. ARCHITECTURAL REVIEW COMMITTEE.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS _____ DAY OF _____, 2016.

GHO OAK ALLEY CORPORATION, INC.,
A FLORIDA CORPORATION

WITNESS: _____ BY: _____
BILL HANDLER, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED BILL HANDLER WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GHO OAK ALLEY CORPORATION, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____ _____
(NOTARY SEAL) NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: _____

COMMISSION NO. _____

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE OAK ALLEY PROPERTY OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2016.

OAK ALLEY PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: _____
PRINT NAME & TITLE

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

GHO OAK ALLEY
CORPORATION, INC.

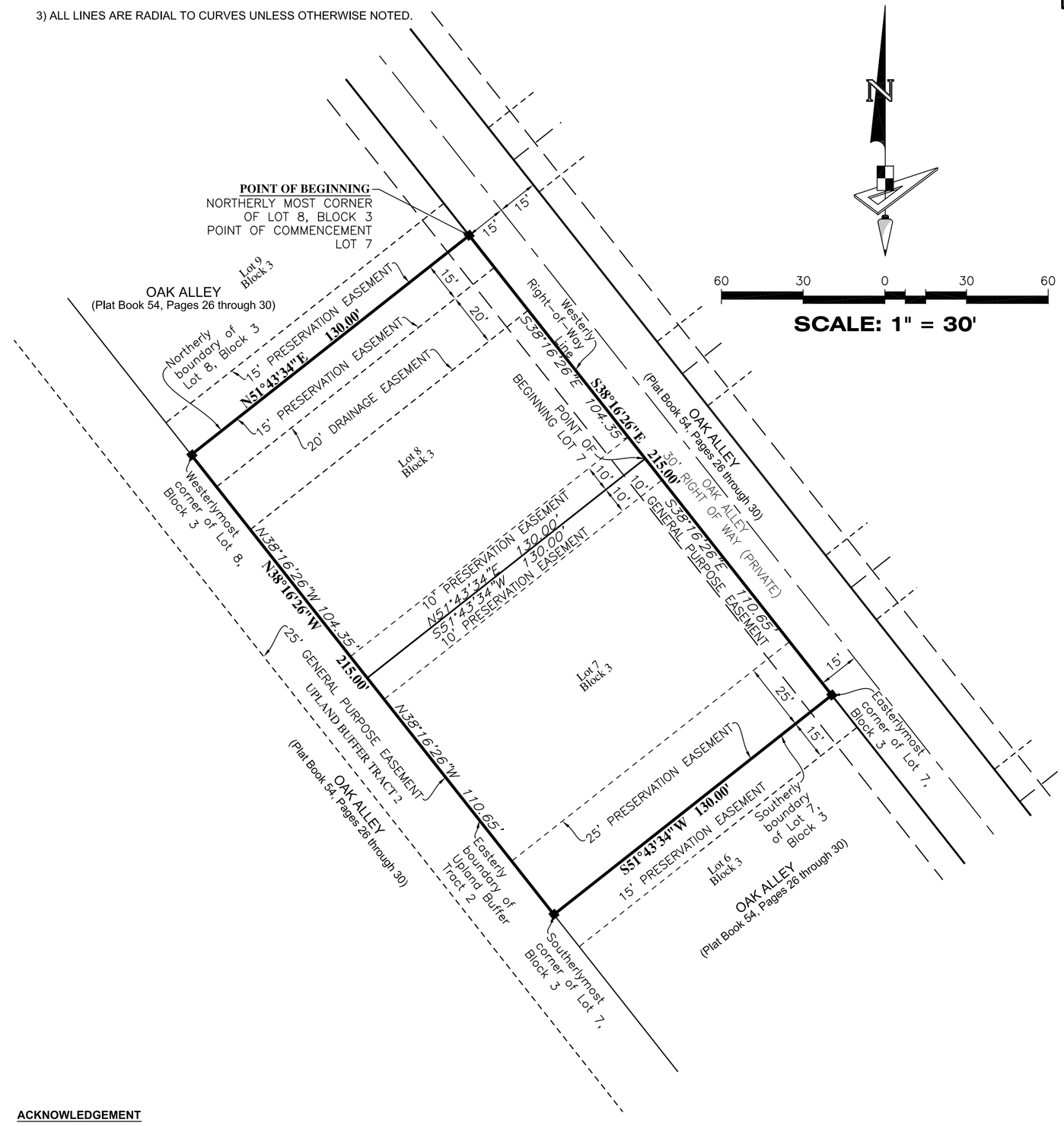
SURVEYOR'S NOTES:

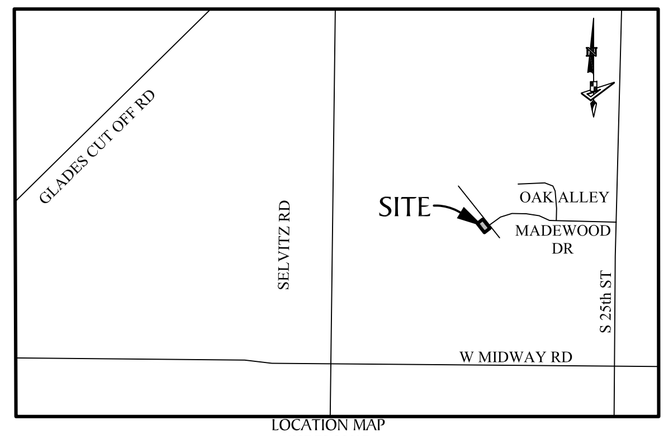
1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF OAK ALLEY, HAVING A ASSUMED BEARING OF S.38°16'26"E.

2) 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.

3) ALL LINES ARE RADIAL TO CURVES UNLESS OTHERWISE NOTED.

LEGEND:
- ■ ---------- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT – 4"X4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED.
- ⊟ ---------- INDICATES (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT – 4"X4" CONCRETE MONUMENT LB7768, UNLESS OTHERWISE NOTED.
- ◉ ---------- INDICATES (P.C.P.) PERMANENT CONTROL POINT LB7768





LOCATION MAP
NOT TO SCALE
ST. LUCIE COUNTY, FLORIDA
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED _____ AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF OAK ALLEY HOME OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

_____
NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. _____ PRINT NAME: _____

MY COMMISSION EXPIRES: _____

(NOTARY SEAL)

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 _____ DAY OF _____, 2016.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CLERK TO THE BOARD OF
CITY COMMISSIONERS

TITLE CERTIFICATION

STATE OF _____
COUNTY OF _____

I, _____, OF _____, DO HEREBY CERTIFY THAT THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OF RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT: ADDITIONALLY, I CERTIFY THAT THERE ARE NO DELINQUENT TAXES, OUTSTANDING TAX CERTIFICATES, OR OMITTED YEAR'S TAXES OUTSTANDING ON THE LAND.

THIS DAY _____ DAY OF _____, 2016.

BY: _____
_____
PRINT NAME & TITLE

CERTIFICATION OF APPROVAL CLERK OF THE CIRCUIT COURT

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 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(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2016.

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

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 SECTOIN7.01.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE THIS DAY _____ DAY OF _____, 2016.

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

CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

_____ _____
JAMES M. MESSER, ESQ DATE

SURVEYOR'S REVIEW CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN

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 STATUTES

_____ _____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION NO. 4350
PLAT REVIEWER FOR CITY OF FORT PIERCE, FLORIDA DATE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THE THE PLAT AS 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 SET AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. AS AMENDED, AND ORDINANCES OF THE CITY OF FORT PIERCE FLORIDA, THIS _____ DAY OF _____, 2016.

_____
GARY A. RAGER
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4828
CERTIFICATE OF AUTHORIZATION NO. LB7768

GARY A. RAGER, P.S.M.

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Suite 105
Riviera Beach, FL 33404
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www.geopointsurvey.com
Licensed Business Number LB 7768