

GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft

LEGEND

- Δ = CURVE CENTRAL ANGLE
- R = CURVE RADIUS
- L = CURVE LENGTH
- 17P = ELEVATION (VERTICAL)
- IR = 3/4" IRON ROD
- CM = CONCRETE MONUMENT
- IP = IRON PIPE
- MB = METAL BENCH MARK
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- ORB = ORIGINAL RECORD BOOK
- PL = PLAT
- NO. = NUMBER
- TRP = TRIP
- UNPL. = UTILITY AND DRAINAGE EASEMENT
- WM = WATER MAIN
- SM = SANITARY
- FOUN. IR & RAC TDS = FOUND IR & RAC TDS
- SEI = SET BACK
- AREA LIGHT = AREA LIGHT
- ELECTRIC SERVICE = ELECTRIC SERVICE
- CONC. = CONCRETE
- 4"x4" CONCRETE MONUMENT = 4"x4" CONCRETE MONUMENT
- WATER TEE = WATER TEE
- WATER VALVE = WATER VALVE
- WATER MOUNT = WATER MOUNT
- UNDERGROUND = UNDERGROUND
- CONC. = CONCRETE
- ELEV. = ELEVATION
- WOOD POWER POLE = WOOD POWER POLE
- REINFORCED CONCRETE PIPE = REINFORCED CONCRETE PIPE
- RIGHT = RIGHT
- TOP OF BANK = TOP OF BANK
- FOUND = FOUND
- IRON ROD & CAP = IRON ROD & CAP
- PLUS OR MINUS = PLUS OR MINUS
- LEAKED WIRELESS = LEAKED WIRELESS
- FINISHED FLOOR ELEVATION = FINISHED FLOOR ELEVATION
- P.O.B. = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- CHAIN LINE FENCE WITH BARBED WIRE = CHAIN LINE FENCE WITH BARBED WIRE
- PERM. = PERMANENT REFERENCE MONUMENT
- CATCH BASIN = CATCH BASIN
- SANITARY SEWER MANHOLE = SANITARY SEWER MANHOLE
- CURB INLET = CURB INLET
- DRAINAGE MANHOLE = DRAINAGE MANHOLE
- NO ID = NO IDENTIFICATION

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 19 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24. THENCE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 381.21 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 498.29 FEET; THENCE NORTH 88°56'21" WEST, A DISTANCE OF 273.73 FEET; THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 64.74 FEET; THENCE SOUTH 49°13'35" WEST, A DISTANCE OF 16.63 FEET; THENCE SOUTH 00°05'12" WEST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 89°54'18" WEST, A DISTANCE OF 377.00 FEET; THENCE SOUTH 00°05'42" EAST, A DISTANCE OF 292.75 FEET; THENCE SOUTH 89°49'22" EAST, A DISTANCE OF 663.65 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

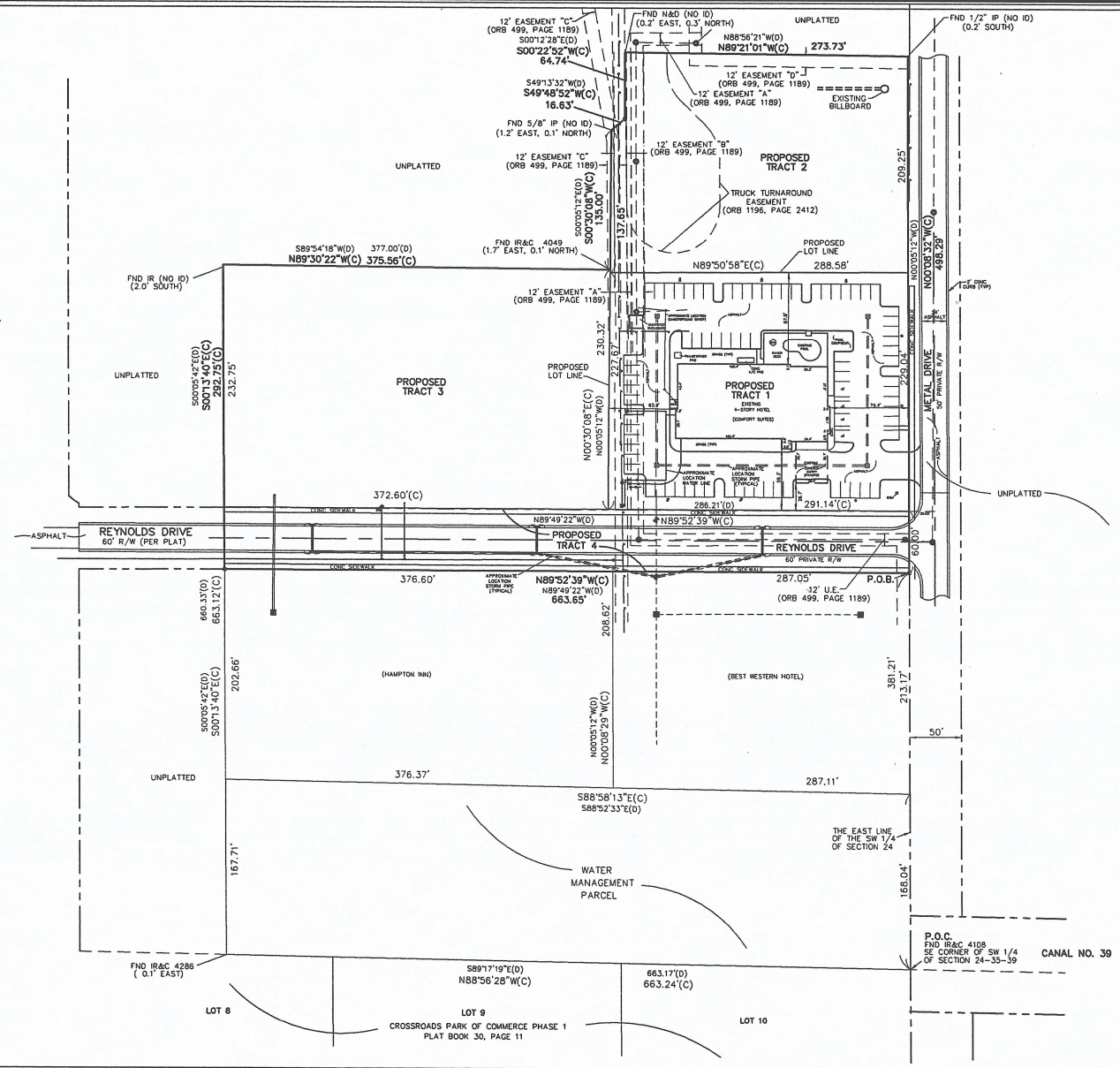
SAID LAND CONTAINS 5.79 ACRES, MORE OR LESS.

SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTIONS PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS APRIL 25, 2017.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF METAL DRIVE BEARING NORTH 00°05'12" WEST, PER DEED AND AS MONUMENTED, ALL BEARINGS ARE RELATIVE THERE TO.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, SETBACKS, RESERVATIONS AND RIGHT-OF-WAYS APPEARING IN THE PUBLIC RECORDS.
6. PROPERTY IS VACANT EXCEPT FOR EXISTING HOTEL SITE (PROPOSED TRACT 1) WITH IMPROVEMENTS.
7. PROPERTY LIES IN FLOOD ZONE X, PER MAP 12111C0170.F.

*Richard C. Laventure* 5/11/17  
RICHARD C. LAVENTURE DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

CROSSROADS PARKWAY  
CROSSROADS PARK OF COMMERCE PHASE 1  
PLAT BOOK 30, PAGE 11



BOUNDARY SURVEY  
PREPARED FOR  
**PREMIER HOSPITALITY, INC.**

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	WHH	4/27/17
DRWN.	RCL	4/28/17
CHECKED	JPH	4/28/17
FILED	RCL	4/28/17
FILE REF.	FIELD BK./PG.	17.0530-1-2
		04-110/67

**LAVENTURE & ASSOCIATES, INC.**  
PROFESSIONAL SURVEYING AND MAPPING  
774 WEST MIDWAY ROAD  
FORT PIERCE, FLORIDA 34982  
LB 7056 (772) 398-6430 Phone (772) 398-6426 Fax

DATE: 5/1/17  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: N/A  
JOB No. 17.0530-1-8  
SHEET 1 of 1

# PREMIER

LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST  
CITY OF FORT PIERCE, FLORIDA  
ST. LUCIE COUNTY, FLORIDA

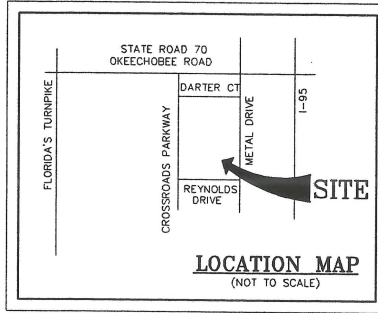
## LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 381.21 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 00°05'12" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 498.29 FEET; THENCE NORTH 88°56'21" WEST, A DISTANCE OF 273.73 FEET; THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 64.74 FEET; THENCE SOUTH 49°13'32" WEST, A DISTANCE OF 16.83 FEET; THENCE SOUTH 00°05'12" WEST, A DISTANCE OF 133.00 FEET; THENCE SOUTH 89°54'18" WEST, A DISTANCE OF 377.00 FEET; THENCE SOUTH 00°05'12" EAST, A DISTANCE OF 292.75 FEET; THENCE SOUTH 89°49'22" EAST, A DISTANCE OF 863.65 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

SAID LAND CONTAINS 5.79 ACRES, MORE OR LESS.



## TITLE CERTIFICATION:

STATE OF FLORIDA:  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, attorney duly licensed in the State of Florida, do hereby certify that I have examined the title to the hereon described property and find the title to the property is vested in Premier Hospitality, Inc., and that current taxes have been paid and that:

All recorded mortgages, not satisfied or released of record encumbering the property described hereon are:

None

Dated this \_\_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_ Esquire

## DEDICATION:

STATE OF FLORIDA:  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, PREMIER HOSPITALITY, INC., OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. TRACT 4 (REYNOLDS DRIVE) AS SHOWN HEREON, IS HEREBY DEDICATED AS AN ACCESS TRACT AND IS TO BE USED FOR ROADWAY PURPOSES IN PERPETUITY. AN INTEREST, EGRESS, UTILITY AND DRAINAGE EASEMENT IS ALSO HEREBY DEDICATED WITHIN THE LIMITS OF TRACT 4. THE UNDERLYING FEE OWNER SHALL HAVE MAINTENANCE RESPONSIBILITIES FOR TRACT 4. THE CITY OF FORT PIERCE, FLORIDA, SHALL BEAR NO MAINTENANCE OBLIGATION OR RESPONSIBILITY FOR SAID TRACT.

PREMIER HOSPITALITY, INC.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ by its President.

By: \_\_\_\_\_ Date \_\_\_\_\_

## ACKNOWLEDGEMENT:

STATE OF FLORIDA:  
COUNTY OF \_\_\_\_\_

Before me personally appeared \_\_\_\_\_, to me well known and known to me to be the individual described in and who executed the foregoing dedication and who acknowledged before me that he executed such instrument as an officer of Premier Hospitality, Inc., and that such execution was his free act and deed.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

Notary Public (Printed Name)

## 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.

By: JAMES W. WESSER, ESQUIRE

## PLANNING AND DEVELOPMENT SERVICES APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE C-3 ZONING DISTRICT, AS SET FORTH IN CHAPTER 22 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

By: REBECCA ORSHALL  
DIRECTOR OF PLANNING  
FORT PIERCE, FLORIDA

## CERTIFICATE 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 \_\_\_\_\_ 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 \_\_\_\_\_

FORT PIERCE CITY COMMISSION

By: LINDA COX, CITY CLERK DATE \_\_\_\_\_

## CLERK OF CIRCUIT COURT:

STATE OF FLORIDA:  
COUNTY OF ST. LUCIE:

I, Joseph E. Smith, Clerk of Circuit Court of St. Lucie County, Florida, do hereby certify that this plat has been examined and that it conforms 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 Record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of St. Lucie County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_

SEAL  
By: \_\_\_\_\_  
Clerk of Circuit Court  
St. Lucie County, Florida

## 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.

By: GREGORY S. LAVENTURE, PROFESSIONAL SURVEYOR AND MAPPER DATE \_\_\_\_\_  
FLORIDA REGISTRATION NO. 4350  
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

## SURVEYOR'S NOTES:

- The Plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and all in no circumstances be explained 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.
- The East line of the SW 1/4 of Section 24 is assumed to bear North 00°05'12" West, per plat and as monumented, and all other bearings shown hereon are relative thereto.
- This Plat contains 5.79 acres, more or less.
- This Plat contains 4 tracts.
- A 5/8" iron rod and cap stamped 18 7058 has been set or will be set at all corners and changes in direction, in compliance with Chapter 177, Part 1 of the Florida Statutes.
- No Subdivisions or other obstructions shall be placed on Utility or Drainage Easements.
- This plat has been reviewed by a Florida Professional Surveyor and Mapper, under contract with or employed by the City of Fort Pierce and conforms with the Platting standards of Chapter 177, Part 1, Florida Statutes.
- All lot lines are radial unless otherwise noted.

## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA:  
COUNTY OF ST. LUCIE

I, RICHARD C. LAVENTURE, DO HEREBY CERTIFY THAT THIS PLAT OF PREMIER, 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 AND MARKERS HAVE BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

RICHARD C. LAVENTURE  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE # 5209

## PREPARED BY:

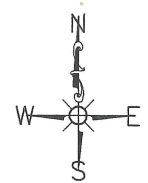
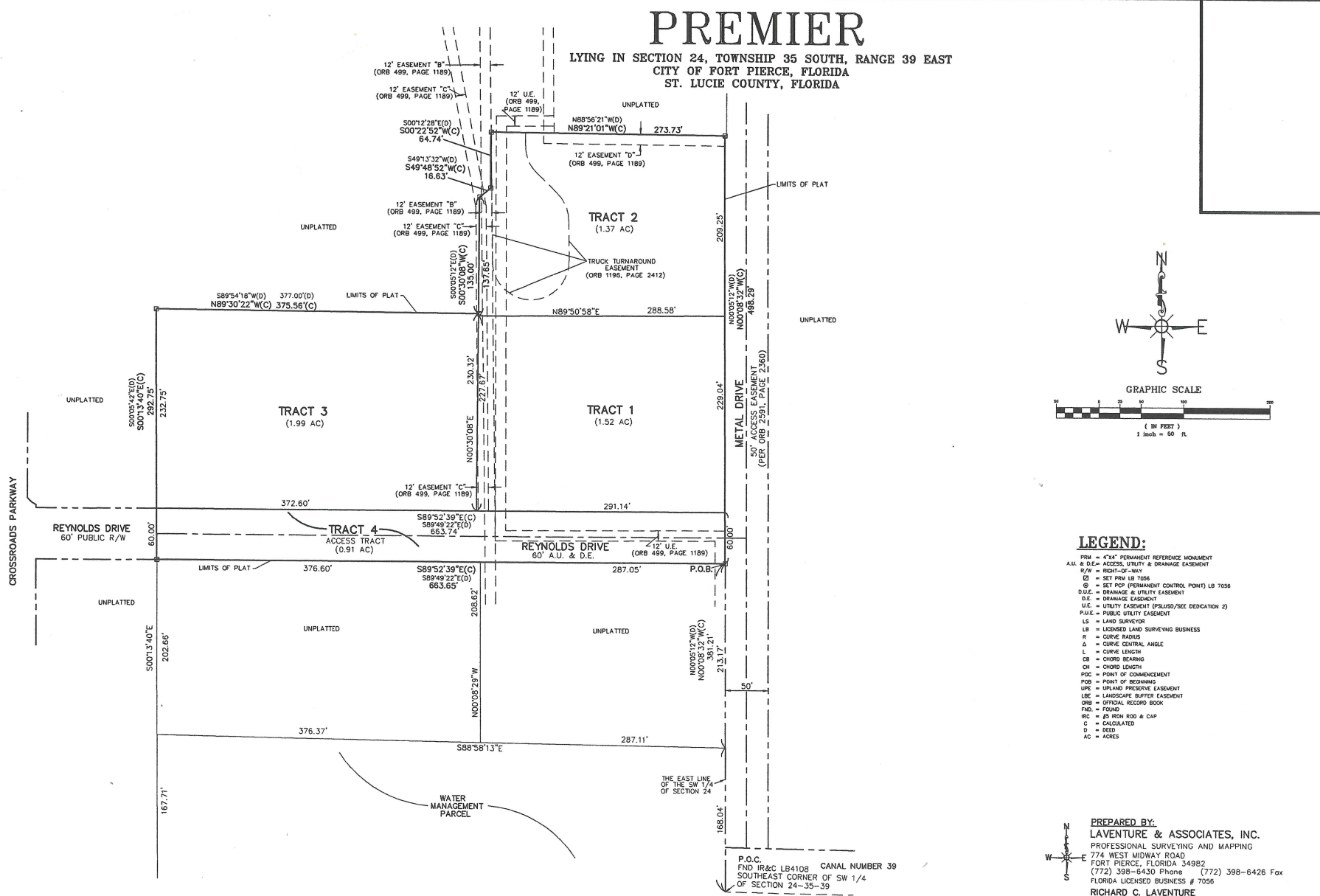
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774 WEST MIDWAY ROAD  
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(772) 398-6430 Phone (772) 398-6426 Fax  
FLORIDA LICENSED BUSINESS # 7056

RICHARD C. LAVENTURE  
FLORIDA PROFESSIONAL LAND SURVEYOR # 5209



# PREMIER

LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST  
CITY OF FORT PIERCE, FLORIDA  
ST. LUCIE COUNTY, FLORIDA



## LEGEND:

- PRM = 4"x4" PERMANENT REFERENCE MONUMENT
- A.U. & D.E. = ACCESS, UTILITY & DRAINAGE EASEMENT
- R/W = RIGHT-OF-WAY
- ED = SET PER LB 7056
- POC = SET POC (PERMANENT CONTROL POINT) LB 7056
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT (P/SLUD/SEE DEDICATION 2)
- P.U.E. = PUBLIC UTILITY EASEMENT
- LS = LAND SURVEYOR
- LB = LICENSED LAND SURVEYING BUSINESS
- R = CURVE RADIUS
- Δ = CURVE CENTRAL ANGLE
- L = CURVE LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- UPE = UPLAND PRESERVE EASEMENT
- LEE = LANDSCAPE BUFFER EASEMENT
- ORB = OFFICIAL RECORD BOOK
- FND. = FOUND
- HC = #5 IRON ROD & CAP
- C = CALCULATED
- D = DEED
- AC = ACRES



PREPARED BY:  
**LAVENTURE & ASSOCIATES, INC.**  
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