

**A PORTION OF SECTION 15-35-40
 CERTIFICATE OF DEDICATION AND DESCRIPTION:**

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT LGFTP 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND SHOWN HEREON AS LG CENTER.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 A PORTION OF BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 74 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 30 OF SAID AFOREMENTIONED PLAT; THENCE SOUTH 01°04'34" EAST, ALONG THE EAST LINE OF SAID BLOCK 30, A DISTANCE OF 550.75 FEET TO A POINT ON THE NORTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2863, PAGE 832, ST. LUCIE COUNTY RECORDS; THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 295.14 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 80 FOOT RIGHT OF WAY), SAID POINT BEING 7 FEET EAST OF PARALLEL WITH THE ORIGINAL WEST LINE OF SAID BLOCK 30 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94010-2202; THENCE NORTH 00°24'09" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 550.35 FEET TO THE SOUTHWEST CORNER OF LOT 20A, OF SAID BLOCK 30; THENCE NORTH 89°56'19" EAST, ALONG THE SOUTH LINE OF SAID LOTS 10 AND 20A, A DISTANCE OF 288.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA CONTAINING 160690.41 SQUARE FEET OR 3.69 ACRES, MORE OR LESS.

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

- TRACTS 'A' AND 'B' AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, IN FEE SIMPLE, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- 10' ROADWAY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE SOLE USE OF ROADWAY/UTILITY IMPROVEMENTS TO THE CITY OF FORT PIERCE.
- CROSS ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF LOT 1 AND LOT 2 FOR THE BENEFIT OF INGRESS AND EGRESS.
- UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITY AUTHORITY FOR THE PURPOSES OF ELECTRICAL AND/OR WATER UTILITIES.
- THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED FOR STORMWATER PURPOSES FOR THE BENEFIT OF LOT 1 THROUGH LOT 2.

IN WITNESS WHERE OF, LGFTP 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ OF LGFTP 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

LGFTP 1, LLC, A LIMITED LIABILITY COMPANY

BY: _____

**ACKNOWLEDGMENT AS TO CERTIFICATION
 OF DEDICATION:**

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017, BY _____ OF LGFTP 1, LLC, A FLORIDA 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: _____

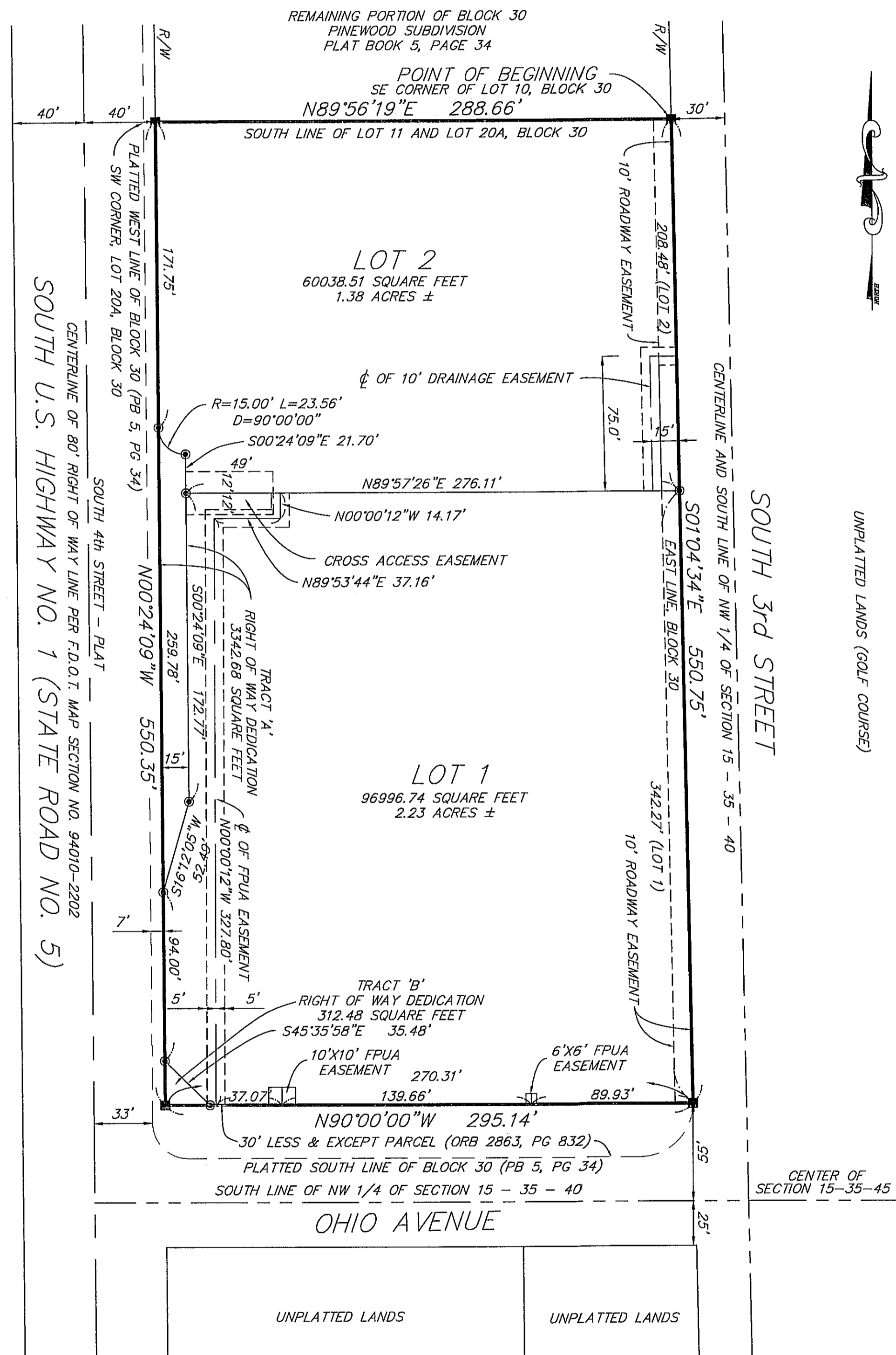
SURVEYOR'S NOTES:

- 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 PLAT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS UTILITY AND DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHEAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1. SAID LINE BEARS NORTH 00°24'09" WEST.
- PLAT CONTAINS: 160690.41 SQUARE FEET OR 3.69 ACRES, MORE OR LESS.
- PLAT CONTAINS 2 LOTS.
- THE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83 ADJUSTED.
- PER CHAPTER 177, FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

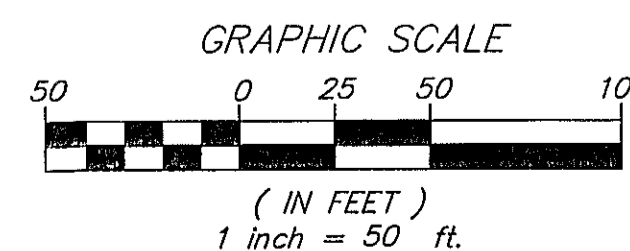
LG CENTER

BEING A REPLAT OF A PORTION OF BLOCK 30, PINWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 24, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
 BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
 641 NORTHEAST SPENCER STREET
 JENSEN BEACH, FLORIDA 34957
 PHONE NO. (772) 334-0868 - BLOOMSTER@BLOOMSTERSURVEY.NET



- LEGEND AND ABBREVIATIONS:**
- SET 5/8" IRON ROD & CAP (PRM LB 6018)
 - ⊙ SET 5/8" IRON ROD & CAP (LB 6018)
 - PRM = PERMANENT REFERENCE MONUMENT
 - LB = LICENSED BUSINESS
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - R/W = RIGHT OF WAY
 - R = RADIUS
 - D = DELTA OR CENTRAL ANGLE
 - L = ARC LENGTH
 - CL = CENTERLINE
 - FPUA = FORT PIERCE UTILITY AUTHORITY



TITLE CERTIFICATION:

I, _____, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF _____, 2017.
 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF LG CENTER 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 LIST AS FOLLOWS: NONE.
 PURSUANT TO FLORIDA STATUTE, 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2016.
 DATED ____ DAY OF _____, 2017

BY: _____

CITY ATTORNEY:

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

BY: _____
 JAMES M. MESSER
 CITY ATTORNEY
 CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
 COUNTY OF ST. LUCIE
 PURSUANT TO THE PROVISIONS OF THE FORT PIERCE COMMISSION, THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THE ____ DAY OF _____, 2017.

THIS ____ DAY OF _____, 2017.

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 LG CENTER, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____, 2017 AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA.

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

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS AND MINIMUM LOT DIMENSION REQUIREMENT OF THE C-3 ZONING DISTRICT, AS SET FORTH IN SECTION 0.01.00 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS ____ DAY OF _____, 2017

BY: _____
 REBECCA GROHALL
 DIRECTOR OF PLANNING, PLANNING DEPARTMENT
 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 STATUTES.

 DATE: _____
 GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4350
 PLAT REVIEWER FOR CITY OF 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 _____ HE COMPLETED THE SURVEY OF 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 CORNERS WILL BE PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THAT SAID LAND IS LOCATED IN ST. LUCIE COUNTY, FLORIDA.

 ROBERT BLOOMSTER JR.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 4134
 FLORIDA LICENSED BUSINESS NO. 6018