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 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°13'32" WEST, A DISTANCE OF 16.63 FEET; THENCE SOUTH 00°05'12" EAST, 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.

TITLE CERTIFICATION:

STATE OF FLORIDA:
COUNTY OF _____:

I, _____, an 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 INGRESS, 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

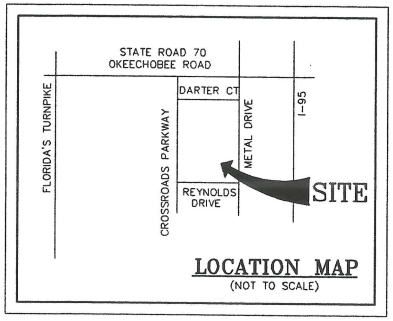
ACKNOWLEDGEMENT:

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 he acknowledged to and 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)



LOCATION MAP
(NOT TO SCALE)

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 M. MESSER, 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 GROHALL
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 complies 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 _____ Pages _____ of the Public Records of St. Lucie County, Florida, this _____ day of _____, _____.

SEAL
CLERK OF THE CIRCUIT COURT

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

SURVEYOR'S NOTES:

1. The 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 St. Lucie County, Florida.

2. 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.

3. This Plat contains 5.79 acres, more or less.

4. This Plat contains 4 tracts.

5. A 5/8" iron rod and cap stamped LB 7056 has been set or will be set at all lot corners and changes in direction, in compliance with Chapter 177, Part 1 of the Florida Statutes.

6. No buildings or other obstructions shall be placed on Utility or Drainage Easements.

7. 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.

8. 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 ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW AND THE SURVEY DATA COMPLIES 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

SEAL
SURVEYOR

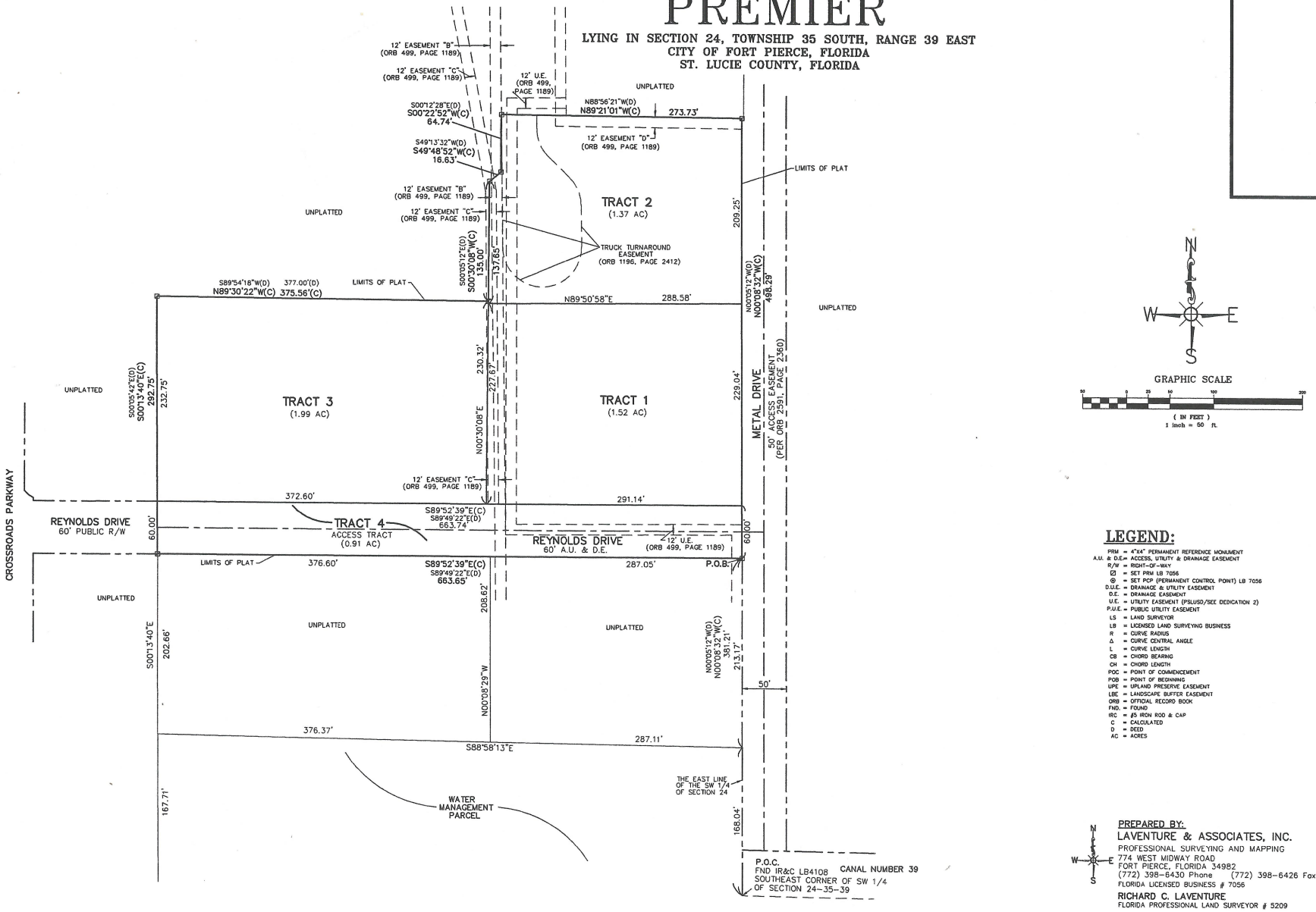
PREPARED BY:

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
774 WEST MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(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
☑ = SET PRM LB 7056
◎ = SET PCP (PERMANENT CONTROL POINT) LB 7056
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT (PSLUSO/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
LBE = LANDSCAPE BUFFER EASEMENT
ORB = OFFICIAL RECORD BOOK
FND. = FOUND
IRC = #5 IRON ROD & CAP
C = CALCULATED
D = DEED
AC = ACRES

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