

A PORTION OF SECTION 17-35-40

DOLLAR TREE AT OKEECHOBEE AND HARTMAN

BEING A PORTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:

WATSON | KILLANE SURVEYING AND MAPPING, INC.

2240 NORTHEAST DIXIE HIGHWAY

JENSEN BEACH, FLORIDA 34957

PHONE: NO. (772) 334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM

CERTIFICATE OF DEDICATION AND DESCRIPTION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT CDA HOLDINGS, LLC, FEE SIMPLE OWNER OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND SHOWN HEREON AS DOLLAR TREE AT OKEECHOBEE AND HARTMAN.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 01°20'45" EAST, ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 816.39 FEET; THENCE NORTH 89°46'21" EAST, A DISTANCE OF 45.01 FEET TO THE SOUTHWEST CORNER OF THE LANDS SHOWN IN OFFICIAL RECORD BOOK 2850 PAGE 2776, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'21" EAST, A DISTANCE OF 393.41 FEET TO A POINT ON THE WEST LINE OF LANDS SHOWN IN OFFICIAL RECORD BOOK 466 PAGE 448, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 04°40'55" EAST, A DISTANCE OF 267.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF OKEECHOBEE ROAD; THENCE SOUTH 77°41'18" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 145.11 FEET TO A THE BEGINNING OF A CURVATURE CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 25°08'56" AND A RADIUS OF 500.00 FEET; THENCE RUN ALONG WESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 219.46 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°32'22" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 69.77 FEET TO A BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 128°48'22" AND A RADIUS OF 25 FEET; THENCE RUN WESTERLY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.20 FEET; THENCE NORTH 88°39'15" WEST, A DISTANCE OF 10.00 FEET TO A POINT THAT LIES 25 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 01°20'45" EAST, ALONG THE EAST RIGHT OF WAY LINE OF HARTMAN ROAD, A DISTANCE OF 61.92 FEET; THENCE NORTH 89°46'21" EAST, A DISTANCE OF 20.01 FEET; THENCE NORTH 01°20'45" EAST, A DISTANCE OF 347.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA CONTAINING 138008.45 SQUARE FEET OR 3.07 ACRES, MORE OR LESS.

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

1. TRACTS 'A' AS SHOWN HEREON, ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
2. INGRESS/EGRESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF LOT 1 AND LOT 2 FOR THE BENEFIT OF INGRESS AND EGRESS
3. UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITY AUTHORITY FOR THE PURPOSES OF ELECTRICAL AND/OR WATER UTILITIES.
4. THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED FOR STORMWATER PURPOSES FOR THE BENEFIT OF LOT 2 THROUGH LOT 1.

IN WITNESS WHERE OF, SMIGIEL PARTNERS XIX, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ OF CDA HOLDINGS, LLC, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2017.

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 CDA HOLDINGS, LLC.

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

NOTARY PUBLIC: _____ COMMISSION#: _____

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

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 DOLLAR TREE AT OKEECHOBEE AND HARTMAN 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

SURVEYOR'S NOTES:

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS UTILITY AND DRAINAGE EASEMENTS.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF HARTMAN ROAD, N01°20'45"E.
5. PLAT CONTAIN: 138008.45 SQUARE FEET OR 3.17 ACRES, MORE OR LESS.
6. PLAT CONTAINS 2 LOTS.
7. 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 UTILITIES, 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.

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 DOLLAR TREE AT OKEECHOBEE AND HARTMAN, 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:

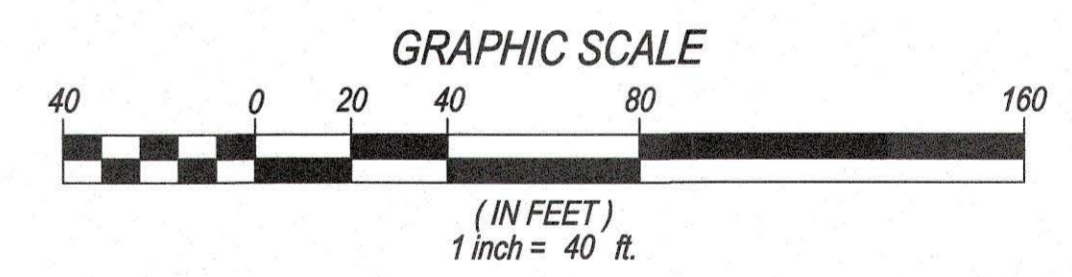
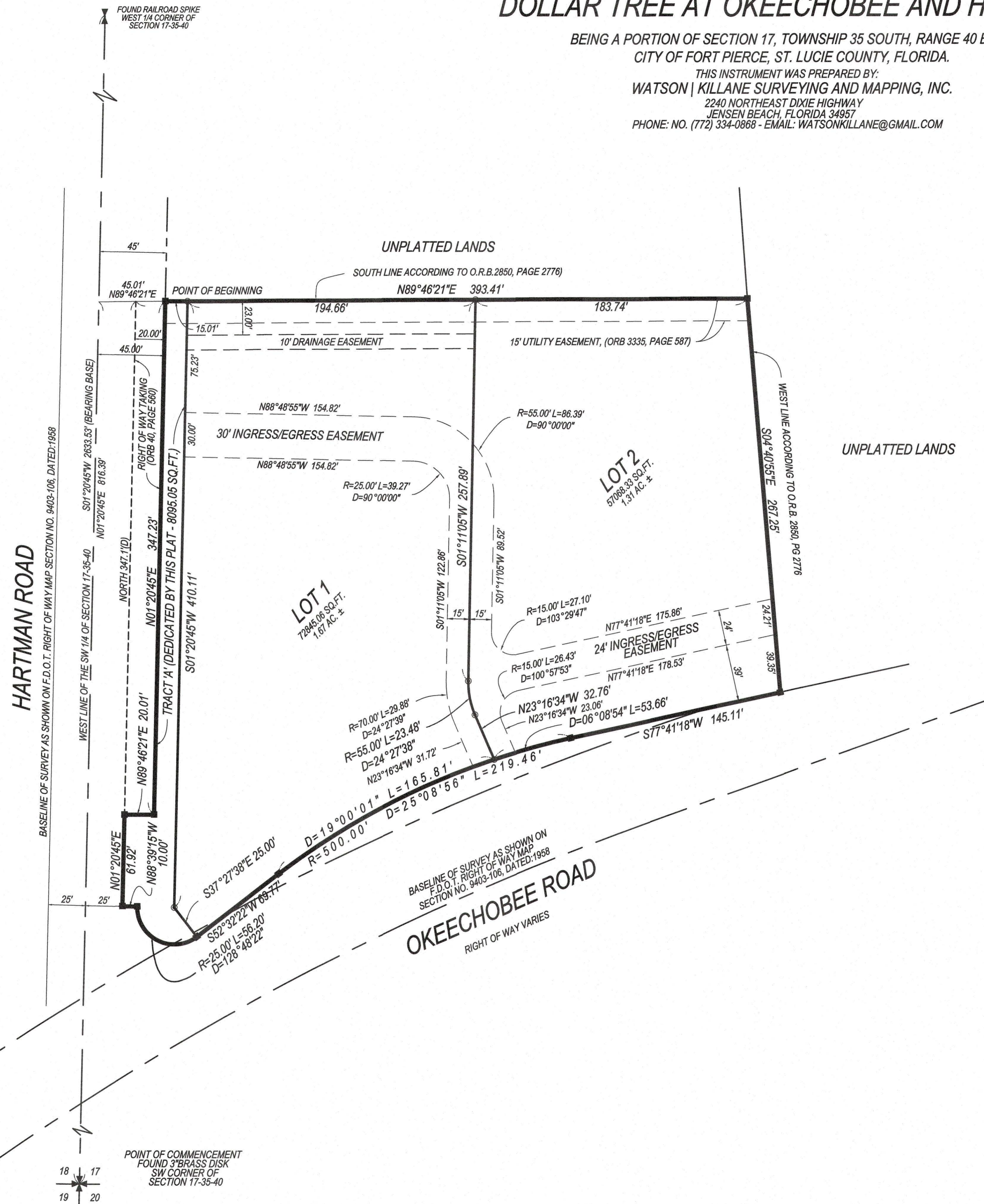
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON _____, HE COMPLETED THE SURVEY OF LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; 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.

CRAIG D. WATSON
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5647

DOLLAR TREE AT OKEECHOBEE AND HARTMAN

BEING A PORTION OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
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2240 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE: NO. (772) 334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM



LEGEND AND ABBREVIATIONS:

- SET 5/8" IRON ROD & CAP (PRM PSM 5647)
- SET 5/8" IRON ROD & CAP (PSM 5647)
- 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
- ⊙ = CENTERLINE
- FPUA = FORT PIERCE UTILITY AUTHORITY

NOTE:

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.