



SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
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DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND SHOWN HEREON AS "CARRIAGE POINTE ESTATES REPLAT", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 131, INCLUSIVE, TRACT A, TRACT C-1, TRACT D-1, TRACT D-2, TRACT L-1, TRACT R-1, TRACT OS-1, TRACT LB-1, ALL OF CARRIAGE POINTE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA, AND CONTAIN 70.83 ACRES, MORE OR LESS.

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

TRACT A (PRIVATE ROAD) AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

THE WATER MANAGEMENT TRACTS, TRACT L-1 (LAKE), TRACTS D-1-D-2 (DETENTION AREAS) AND TRACT C-1 (PRESERVE AREA) AS SHOWN HEREON, ARE HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LAKE MAINTENANCE EASEMENTS (L.M.E.'s), AS SHOWN HEREON, ARE DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

ST. LUCIE COUNTY AND THE CITY OF FORT PIERCE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE EASEMENTS, LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE RECREATION AREA TRACT R-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE OPEN SPACE AREA TRACT OS-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LANDSCAPE BUFFER AREA TRACT LB-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO CARRIAGE POINTE HOA, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO ST. LUCIE COUNTY OR THE CITY OF FORT PIERCE.

THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO FORT PIERCE UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION ACCESS, CONSTRUCTION, OPERATION, MAINTENANCE AND RELATED PURPOSES.

THE UTILITY EASEMENTS (U.E.'s), AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO FORT PIERCE UTILITY AUTHORITY AND ALL OTHER UTILITY PROVIDERS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL TRACTS FOR PRIVATE STREET AND RESIDENTIAL ACCESS PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, WASTEWATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.

THE PEDESTRIAN ACCESS EASEMENTS (P.A.E.'s), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ST. LUCIE COUNTY FOR THE PURPOSE OF PUBLIC PEDESTRIAN (NON-VEHICULAR) ACCESS OVER AND ACROSS SUCH EASEMENTS. ST. LUCIE COUNTY SHALL ALSO HAVE THE RIGHT TO CONSTRUCT AND MAINTAIN STABILIZED PEDESTRIAN PATHS WITHIN THE PEDESTRIAN ACCESS EASEMENTS, AT THE COUNTY'S COST AND EXPENSE. ST. LUCIE COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SUCH PATHS IT CONSTRUCTS WITHIN THE PEDESTRIAN ACCESS EASEMENTS. THE PUBLIC SHALL ALSO HAVE AN EASEMENT OVER AND ACROSS THE SIDEWALKS ON BENNINGTON LANE FOR INGRESS AND EGRESS TO AND FROM THE PEDESTRIAN ACCESS EASEMENTS. HOWEVER, THE PUBLIC SHALL HAVE NO RIGHT FOR VEHICULAR PARKING ON BENNINGTON LANE OR ANY OTHER STREET ON THIS PLAT. THE PEDESTRIAN ACCESS EASEMENTS SHALL BE NON-EXCLUSIVE EASEMENTS AND SHALL NOT BLOCK, RESTRICT OR ENCUMBER ANY OTHER EASEMENTS, WHETHER DEDICATED HEREIN OR SEPARATELY CONVEYED, INCLUDING UTILITY EASEMENTS OR DRAINAGE RIGHTS.

CARRIAGE POINTE ESTATES REPLAT
A REPLAT OF "CARRIAGE POINTE ESTATES", LESS TRACT B THEREOF (P.B. 70, PG. 3, S.L.C.R.)
IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
JULY, 2018

PLAT BOOK _____, PAGE _____
DOCKET NO. _____

STATE OF _____)
COUNTY OF _____) ss

CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF THE ABOVE DESCRIBED LAND, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AS SET FORTH BELOW.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, THIS ____ DAY OF _____, 2018.

CARRIAGE POINTE LAND INVESTORS LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: TIMBERLINE FUND, L.P.,
A DELAWARE LIMITED PARTNERSHIP
ITS MANAGER

WITNESS _____ BY: _____
WITNESS _____ PRINT NAME: _____
ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ WHO IS THE _____ OF TIMBERLINE FUND, L.P., A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF CARRIAGE POINTE LAND INVESTORS LLC, A COLORADO LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, OR HAS PRODUCED _____ AS IDENTIFICATION AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICER FOR AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL _____
THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF _____)
COUNTY OF _____) ss

CARRIAGE POINTE HOA, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY JOINS IN THE DEDICATIONS AND RESERVATIONS SET FORTH HEREIN, AND ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS ____ DAY OF _____, 2018.

CARRIAGE POINTE HOA, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS _____ BY: _____
WITNESS _____ PRINT NAME: _____
ITS: _____

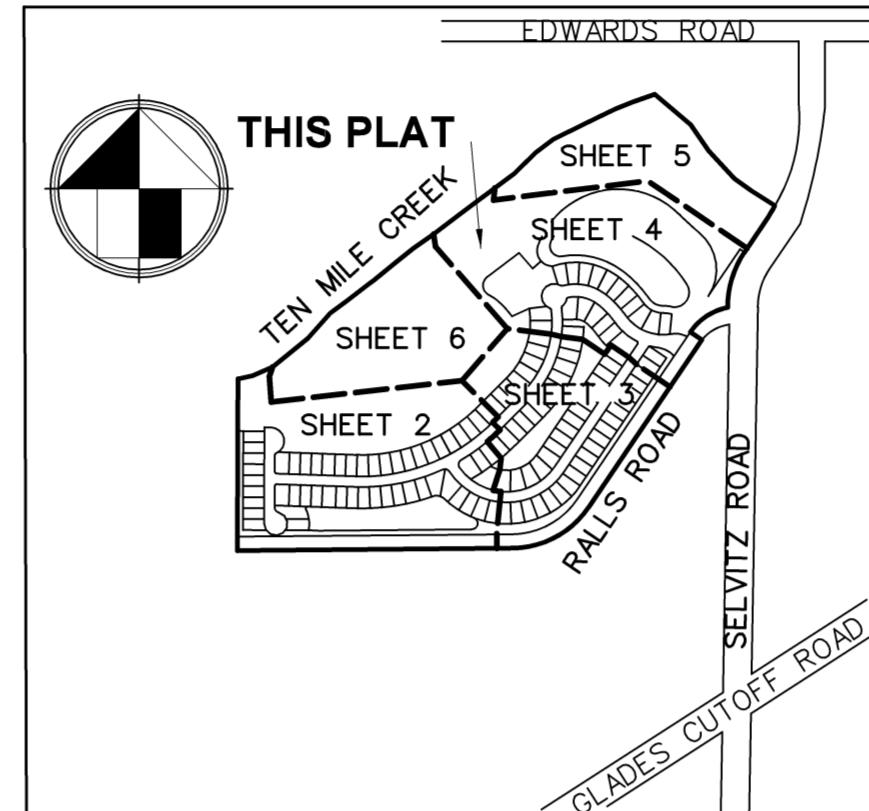
ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AS IDENTIFICATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



LOCATION AND KEY MAP
NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF) ss

WE, DEAN, MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____ ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF _____ AT _____ 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF "CARRIAGE POINTE ESTATES REPLAT" IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON. 2) THERE ARE NO MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON.

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR _____

DATED THIS ____ DAY OF _____, 2018

DEAN, MEAD, MINTON & ZWEMER

BY: W. LEE DOBBINS
VICE PRESIDENT
1903 S. 25TH ST. SUITE 200
FT. PIERCE, FL 34947

CERTIFICATE OF APPROVAL
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) ss

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 _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018.

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

CITY COMMISSION APPROVAL

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) ss

I HEREBY CERTIFY THAT THIS PLAT OF "CARRIAGE POINTE ESTATES REPLAT" AFTER HAVING BEEN REVIEWED HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AND THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.011-177.151, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

THIS _____ DAY OF _____, 2018.

CITY COUNCIL
CITY OF FORT PIERCE

BY: LINDA W. COX
CITY CLERK

REVIEWING SURVEYOR APPROVAL

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) ss

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, FLORIDA STATUTES.

GREGORY S. FLEMING, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 4350, STATE OF FLORIDA

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 30, HAVING A BEARING OF NORTH 00°11'03" EAST, AS MONUMENTED, BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FT. PIERCE ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
06. 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 ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'s) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS PER CHAPTER 177.09(1)(g) WILL BE SET UNDER GUARANTEE POSTED WITH THE CITY OF FT. PIERCE BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

JEFF S. HODAPP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NO. LB7264

SURVEYOR

PERIMETER

SURVEYING & MAPPING

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CARRIAGE POINTE ESTATES REPLAT

A REPLAT OF "CARRIAGE POINTE ESTATES", LESS TRACT B THEREOF (P.B. 70, PG. 3, S.L.C.R.)
 IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST
 CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
 JULY, 2018

PLAT BOOK _____, PAGE _____
 DOCKET NO. _____

MEAN HIGH WATER LINE
 PER FDEP POINT 915
 ELEV. +1.20' (NGVD 1929)
 ELEV. +1.30' (NAVD 1988)
 PER SURVEY BY
 WANTMAN & ASSOCIATES
 01-04-2006

PLAT OF RIVER OAK ESTATES
 (P.B. 16, PG. 5, S.L.C.R.)

TEN MILE CREEK
 PLAT LIMITS N66° 22' 28" E
 102.89'

N77° 27' 23" E
 71.00'

50' P.A.E.
 N75° 40' 13" E 182.89'

WITNESS LINE

FOUND 4" X 4" CONC. MON. WITH ALUMINUM DISK STAMPED PRM *LB7055

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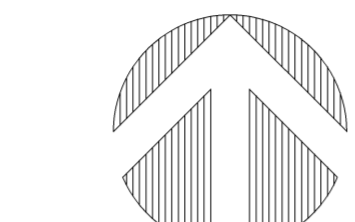
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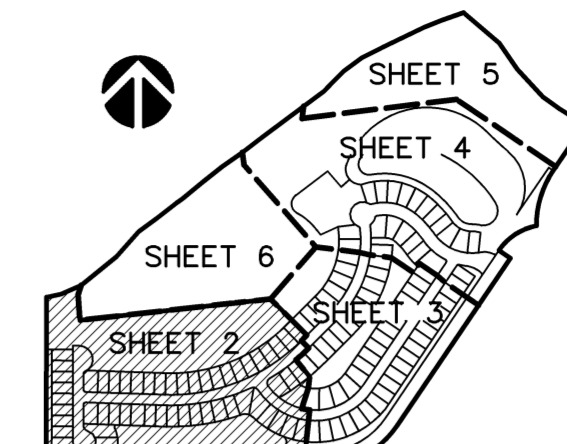
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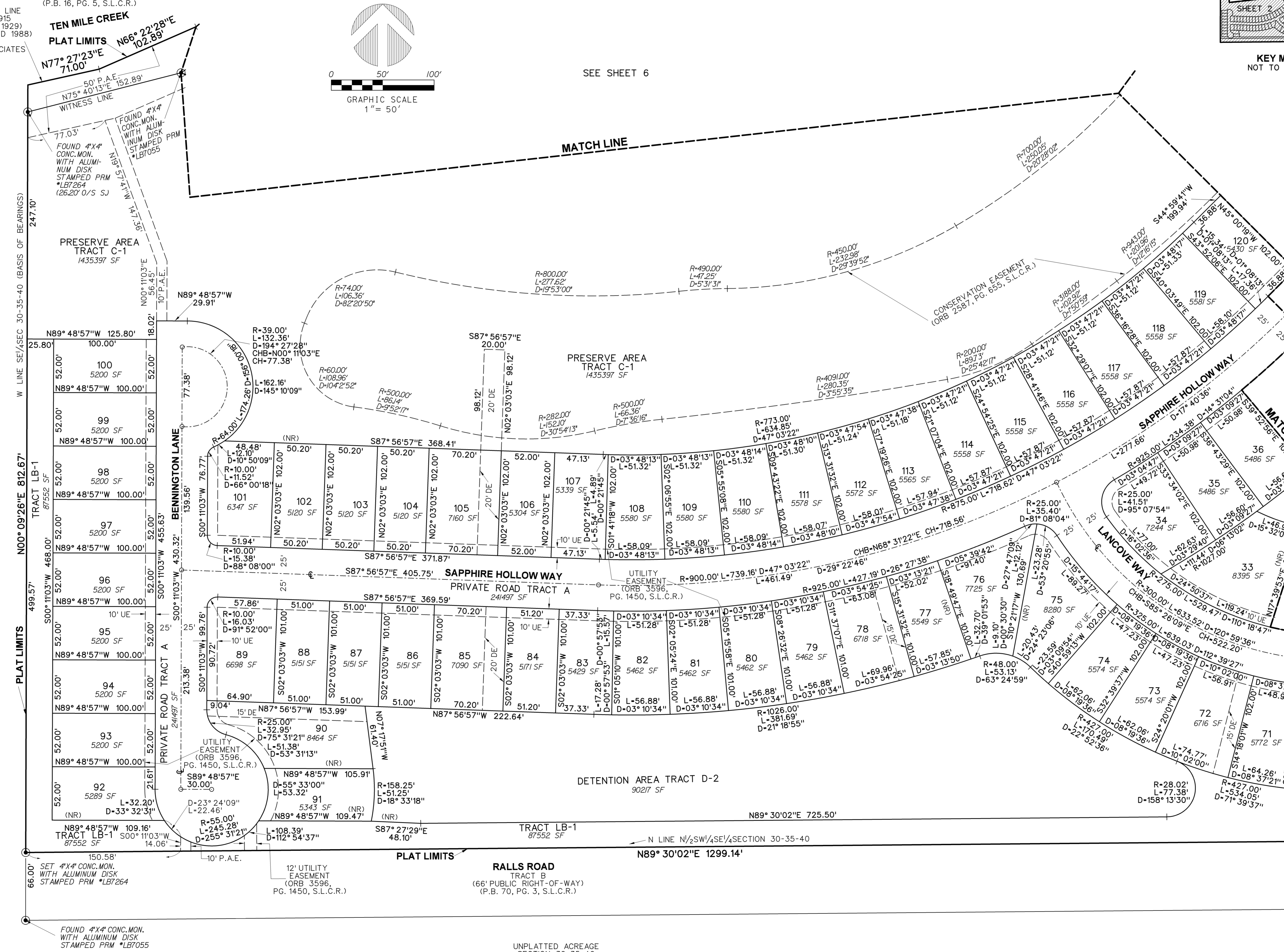
GRAPHIC SCALE
1" = 50'

SEE SHEET 6



KEY MAP
NOT TO SCALE

TABULAR DATA		
TRACTS	SQUARE FEET	ACRES
TRACT C-1 (PRESERVE AREA)	1,435,397	32.95
TRACT R-1 (RECREATION AREA)	60,703	1.39
TRACT OS-1 (OPEN SPACE)	231,490	5.31
TRACT L-1 (LAKE)	114,476	2.63
TRACTS D-1 & D-2 (DETENTION)	162,132	3.72
TRACT LB-1	87,552	2.01
TRACT A (PRIVATE ROAD)	241,497	5.54
LOTS 1-131	752,437	17.27
TOTAL	3,085,684	70.83



SEE SHEET 3

- LEGEND:
- ⊙ : P.C.P. STAMPED •LB7264
 - ⊙ : CENTERLINE
- ABBREVIATIONS:
- AC. : ACRES
 - CH : CHORD
 - CHB : CHORD BEARING
 - CONC. : CONCRETE
 - COR. : CORNER
 - D. : DELTA (CENTRAL ANGLE)
 - D.E. : DRAINAGE EASEMENT
 - L. : ARC LENGTH
 - L.B. : LICENSED BUSINESS
 - L.E. : LANDSCAPE EASEMENT
 - L.M.E. : LAKE MAINTENANCE EASEMENT
 - L.S. : LICENSED SURVEYOR
 - L.S.E. : LIFT STATION EASEMENT
 - MON. : MONUMENT
 - NAV D : NORTH AMERICAN VERTICAL DATUM
 - NGVD : NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. : OFFICIAL RECORDS BOOK
 - (NR) : NON-RADIAL
 - P.A.E. : PEDESTRIAN ACCESS EASEMENT
 - P.B. : PLAT BOOK
 - PG. : PAGE
 - P.C.P. : PERMANENT CONTROL POINT
 - P.O.B. : POINT OF BEGINNING
 - P.O.C. : POINT OF COMMENCEMENT
 - P.R.M. : PERMANENT REFERENCE MONUMENT
 - P.S.M. : PROFESSIONAL SURVEYOR & MAPPER
 - R : RADIUS
 - R/W : RIGHT-OF-WAY
 - SEC. : SECTION
 - SF : SQUARE FEET
 - S.L.C.R. : ST. LUCIE COUNTY RECORDS
 - (TYP) : TYPICAL
 - U.E. : UTILITY EASEMENT

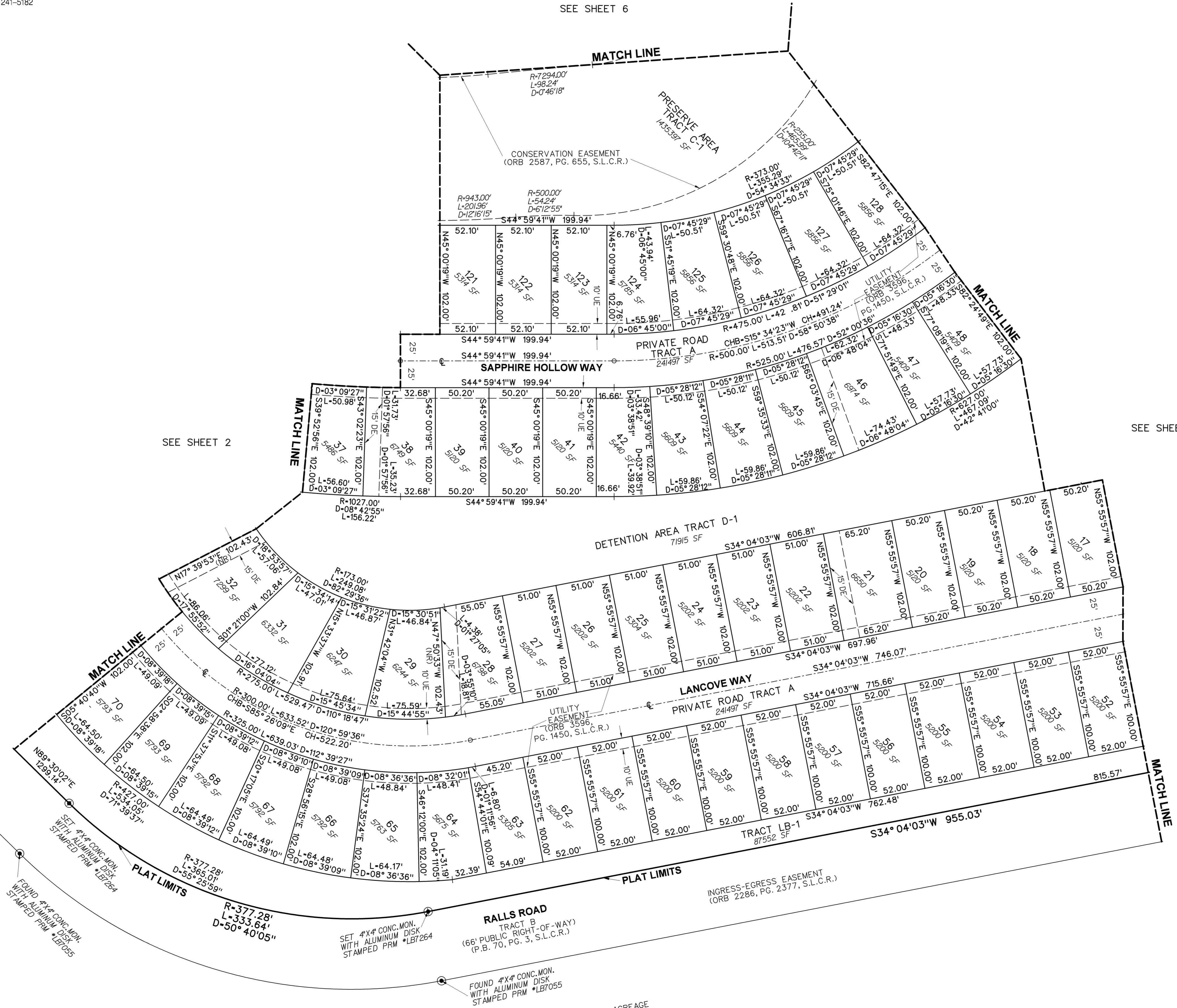
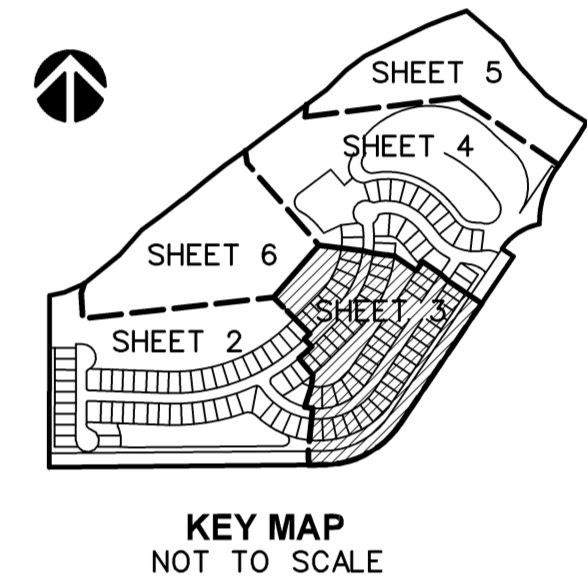
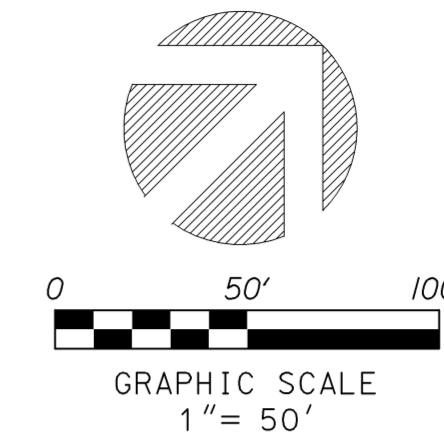
PERIMETER

SURVEYING & MAPPING
 Prepared by: Jeff S. Hodapp, P.S.M.
 Certificate of Authorization No. LB7264
 947 Clint Moore Road
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

CARRIAGE POINTE ESTATES REPLAT

A REPLAT OF "CARRIAGE POINTE ESTATES", LESS TRACT B THEREOF (P.B. 70, PG. 3, S.L.C.R.)
 IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST
 CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
 JULY, 2018

PLAT BOOK _____, PAGE _____
 DOCKET NO. _____



SEE SHEET 2

SEE SHEET 6

SEE SHEET 4

- LEGEND:**
- o : P.C.P. STAMPED •LB7264
 - ⊕ : CENTERLINE
- ABBREVIATIONS:**
- AC. : ACRES
 - CH : CHORD BEARING
 - CHB : CONCRETE
 - CONC. : CORNER
 - COG. : DELTA (CENTRAL ANGLE)
 - D : DRAINAGE EASEMENT
 - D.E. : ARCLNGTH
 - L.B. : LICENSED BUSINESS
 - L.E. : LANDSCAPE EASEMENT
 - L.M.E. : LAKE MAINTENANCE EASEMENT
 - L.S. : LICENSED SURVEYOR
 - L.S.E. : LIFT STATION EASEMENT
 - MON. : MONUMENT
 - NAVD : NORTH AMERICAN VERTICAL DATUM
 - NGVD : NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. : OFFICIAL RECORDS BOOK
 - (NR) : NON-RADIAL
 - P.A.E. : PEDESTRIAN ACCESS EASEMENT
 - P.B. : PLAT BOOK
 - P.G. : PAGE
 - P.C.P. : PERMANENT CONTROL POINT
 - P.O.B. : POINT OF BEGINNING
 - P.O.C. : POINT OF COMMENCEMENT
 - P.R.M. : PERMANENT REFERENCE MONUMENT
 - P.S.M. : PROFESSIONAL SURVEYOR & MAPPER
 - R/W : RIGHT-OF-WAY
 - SEC. : SECTION
 - SF : SQUARE FEET
 - S.L.C.R. : ST. LUCIE COUNTY RECORDS
 - (TYP) : TYPICAL
 - U.E. : UTILITY EASEMENT

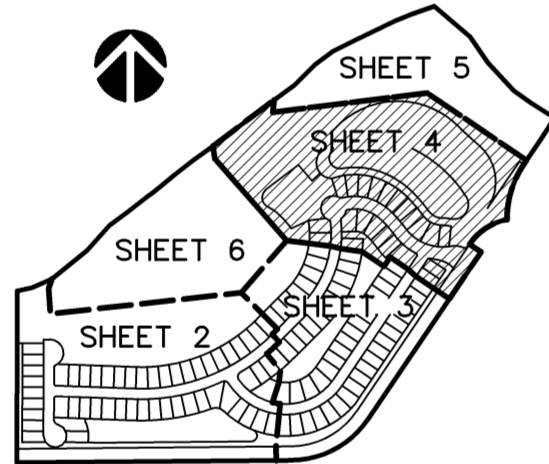
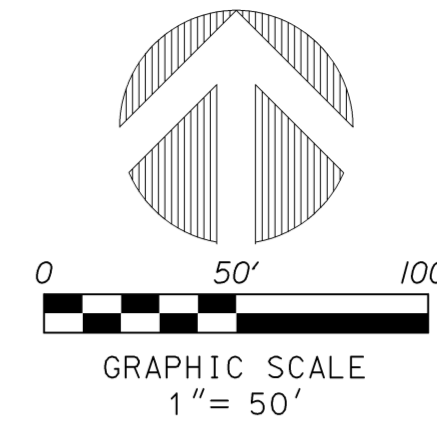


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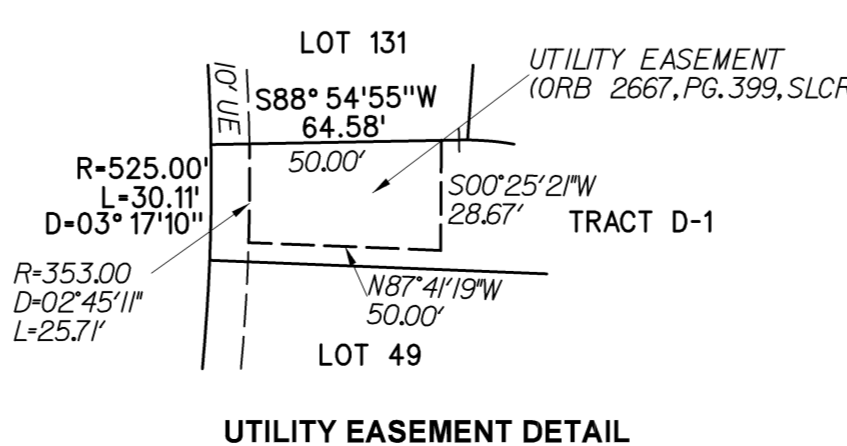
A REPLAT OF "CARRIAGE POINTE ESTATES", LESS TRACT B THEREOF (P.B. 70, PG. 3, S.L.C.R.)
IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40, EAST
CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA.
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- LEGEND:
⊙ : P.C.P. STAMPED •LB7264
⊙ : CENTERLINE
- ABBREVIATIONS:
AC. : ACRES
CH : CHORD
CHB : CHORD BEARING
CONC. : CONCRETE
COR. : CORNER
D. : DELTA (CENTRAL ANGLE)
D.E. : DRAINAGE EASEMENT
L. : LENGTH
L.B. : LICENSED BUSINESS
L.E. : LANDSCAPE EASEMENT
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NO.	RADIUS	ARCLength	DELTA	CHORD BEARING	CHORD
C1	341.00'	60.03'	09°54'45"	N49°50'24"W	59.96'
C2	480.00'	79.40'	09°28'38"	N40°08'42"W	79.31'
C3	248.78'	177.24'	40°49'09"	N55°48'58"W	173.51'
C4	322.41'	93.37'	16°35'34"	N84°31'19"W	93.04'
C5	50.00'	32.82'	37°36'30"	N74°00'51"W	32.23'



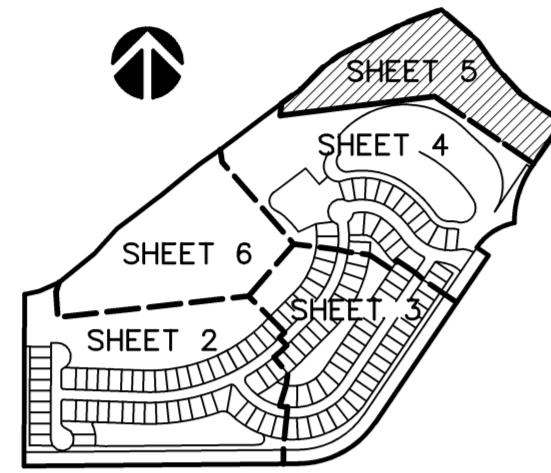
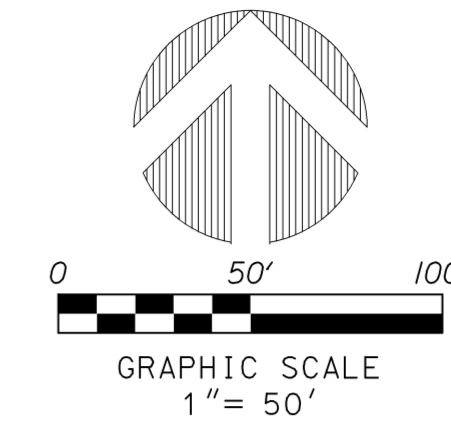
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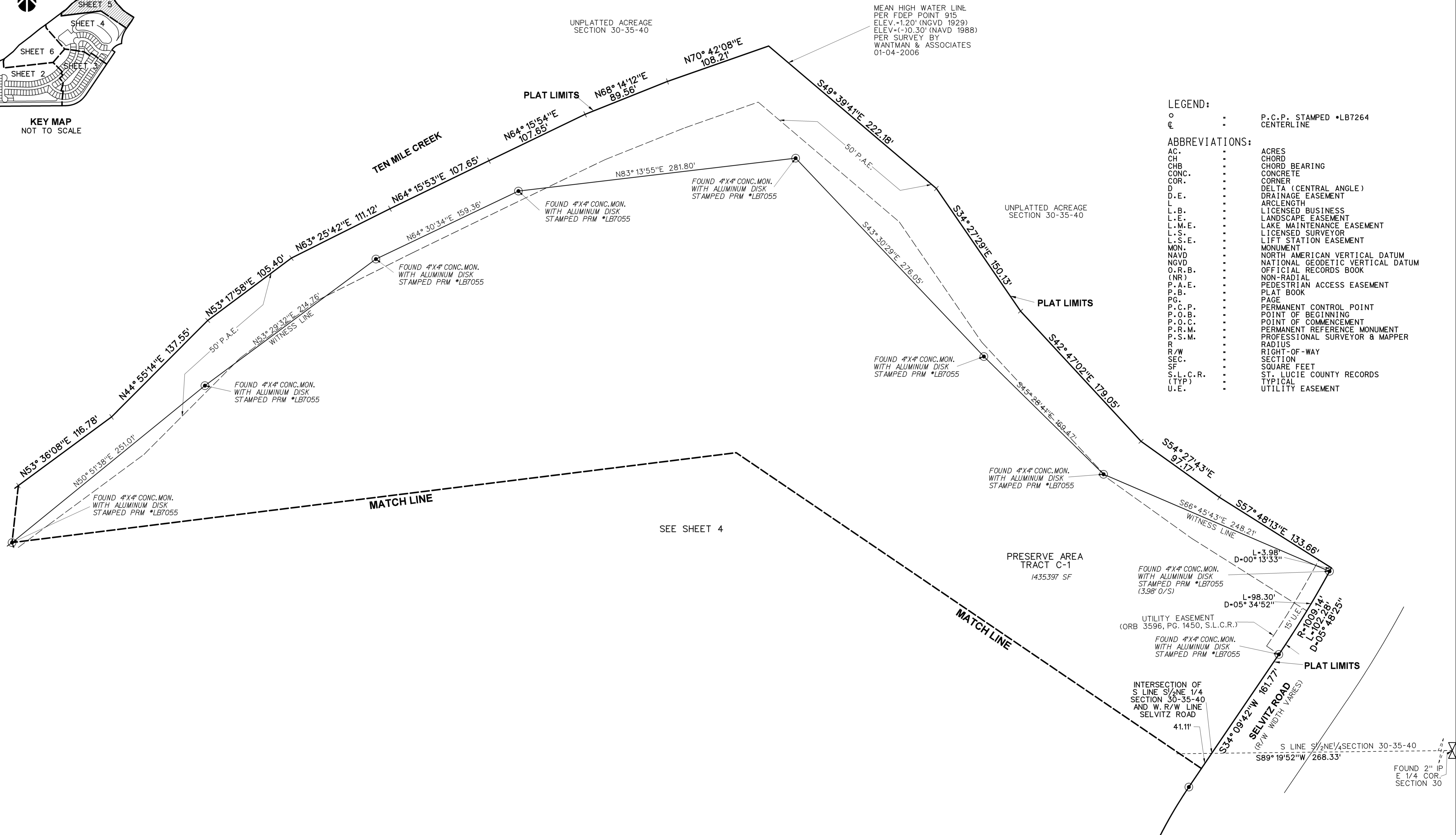
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KEY MAP
NOT TO SCALE



- LEGEND:
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