

CELEBRATION POINTE REPLAT

PLAT BOOK _____
PAGE _____

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF DEDICATION

STATE OF FLORIDA:
COUNTY OF ST. LUCIE:

KNOW ALL MEN BY THESE PRESENTS, THAT CELEBRATION POINTE MASTER ASSOCIATION, INC., (HOA) OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED, AND PLATTED AS CELEBRATION POINTE REPLAT, AS SHOWN HEREON AND DO HEREBY DEDICATE THE LANDS AS FOLLOWS:

- ALL STREETS AND ALLEYS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CELEBRATION POINTE MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PUBLIC INGRESS, EGRESS, UTILITY AND DRAINAGE PURPOSES WITH SAID STREETS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOA.
- UTILITY EASEMENTS: THE UTILITY EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES SUCH AS FLORIDA POWER & LIGHT COMPANY, BELLSOUTH AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOA.
- THE OPEN SPACE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR RECREATION AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOA.
- THE BUFFER ZONE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR UTILITY, DRAINAGE AND LANDSCAPING PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOA.
- THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOA FOR DRAINAGE AND MAINTENANCE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOA.
- ROADWAY TRACTS "1-4": ROADWAY TRACTS 1 THROUGH 4 SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA, AS PUBLIC ROAD RIGHT-OF-WAYS FOR THE USE AND BENEFIT OF THE GENERAL PUBLIC.
- THE WATER MANAGEMENT TRACTS (VWT) SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOA FOR DRAINAGE PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOA.
- THE RECREATION TRACTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOA FOR RECREATION PURPOSES, WITH SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOA.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED, AS OWNER OF THE ABOVE-DESCRIBED LANDS.

SIGNED THIS ____ DAY OF _____, 2018.

By: _____
WITNESSES:
BY: _____
NAME: _____
BY: _____
NAME: _____

ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018.
BY, ANTONIO A. HUERTA, PRESIDENT OF CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC.

WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.
NOTARY PUBLIC: _____ COMMISSION #: _____
PRINTED NAME: _____ MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE
CELEBRATION POINTE MASTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, DOES HEREBY ACCEPT THE DEDICATIONS MADE TO IT AS SHOWN ON THIS PLAT OF CELEBRATION POINTE REPLAT AND HEREBY ACCEPTS ITS MAINTENANCE SAME AS STATED HEREON.
DATED THIS ____ OF _____, 2018.

CELEBRATION POINTE MASTER ASSOCIATION, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

BY: _____ WITNESS: _____
HOA PRESIDENT PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING ACCEPTANCE OF DEDICATIONS WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018 BY ANTONIO A. HUERTA, PRESIDENT OF CELEBRATION POINTE MASTER ASSOCIATION, INC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____ PRINT NAME: _____
COMMISSION NO.: _____ EXPIRATION DATE: _____

SEAL:

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

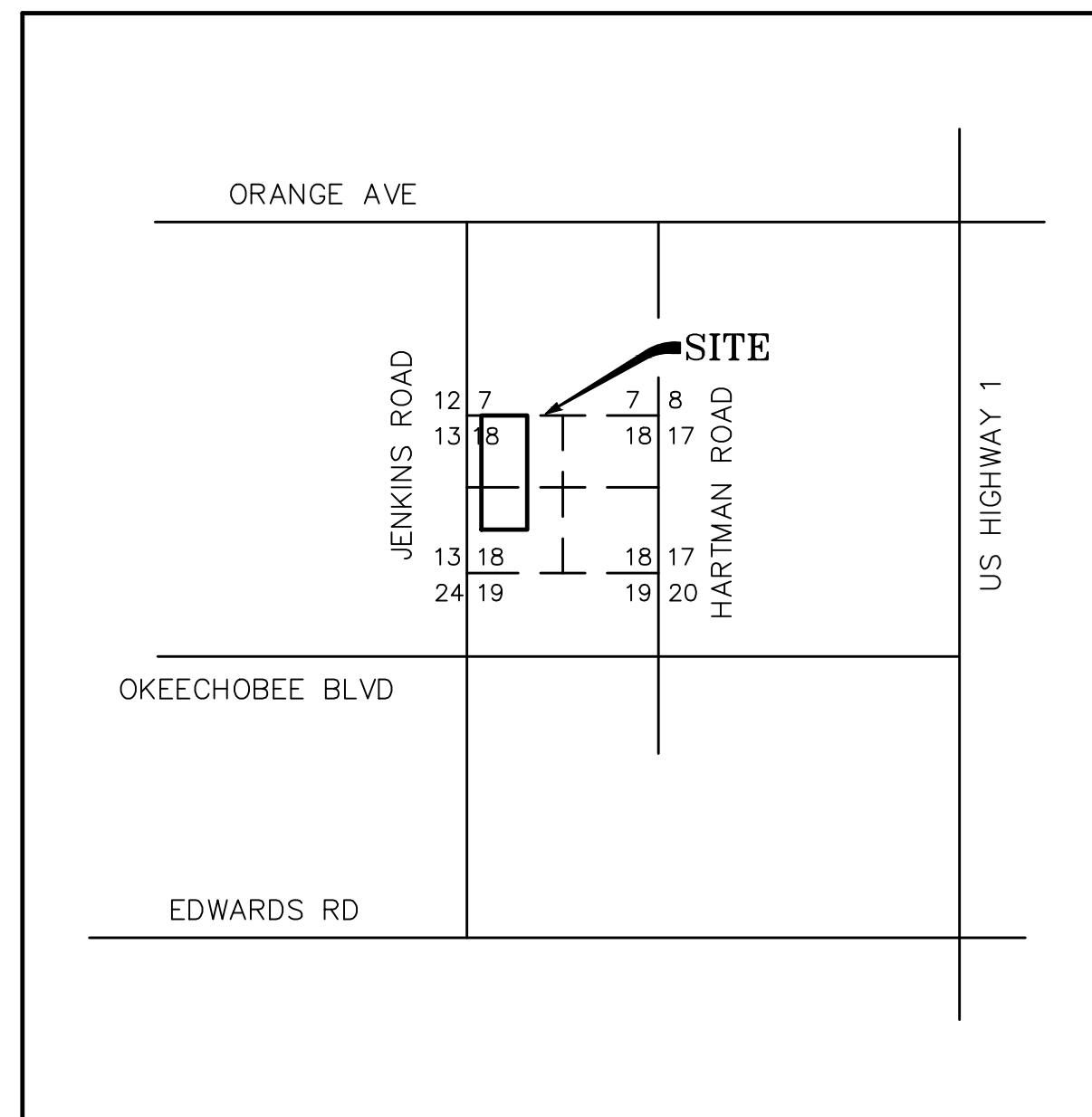
NOTICE:

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 THIS COUNTY.

CITY ATTORNEY

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

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



LOCATION MAP
(NOT TO SCALE)

TITLE CERTIFICATION

STATE OF FLORIDA:
COUNTY OF _____:

I, DAVID R. LENOX, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN _____ AND THAT CURRENT TAXES HAVE BEEN PAID AND THAT ALL ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY (IF ANY) ARE SHOWN HEREON.

NONE
DATED THIS ____ DAY OF _____, 2018.
BY: _____
DAVID R. LENOX, ESQUIRE

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 CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA THIS PLAT FILED FOR RECORD THIS ____ OF _____, 2018 AND RECORDED ON PAGE ____ OF PAGE PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA.

JOSEPH E. SMITH, CLERK CIRCUIT COURT

BY: _____
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY FLORIDA

PLANNING AND DEVELOPMENT SERVICES APPROVAL

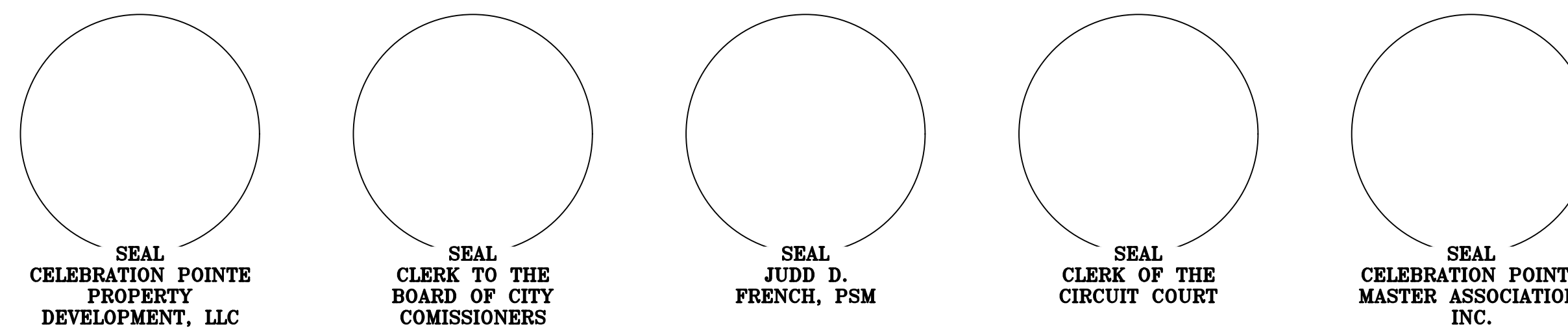
IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD ZONING DISTRICT, AS SET FORTH IN SECTION SECTION 2240.- PLANNED DEVELOPMENT ZONE (PD) OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE THIS ____ DAY OF _____, 2018.

BY: _____
REBECCA GROHALL
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S REVIEW CERTIFICATE

SATE OF FLORIDA
COUNTY OF ST. LUCIE
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.
HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUES

DATE _____
GREGORY S. FLEMING, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA REGISTRATION No.4350
PLAT REVIEWER
FORT PIERCE, FLORIDA



LEGAL DESCRIPTION

THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS AND EXCEPT ROAD AND CANAL RIGHTS-OF-WAY.

TOGETHER WITH

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS WEST 40 FEET, FOR ROAD RIGHT OF WAY AND LESS THE CANAL RIGHT OF WAY.

TOGETHER WITH

THE SOUTHWEST 1/4 OF SOUTHWEST OF NORTHWEST 1/4, LESS CANAL RIGHT OF WAY AND THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF NORTHWEST 1/4, LESS THE EAST 40 FEET AND LESS CANAL RIGHT OF WAY, AND THE NORTH 3/4 OF THE NORTHWEST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 30 FEET OF THE EAST 5 FEET.

TOGETHER WITH

THE SOUTH 1/4 OF NORTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND THE SOUTH 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS 330.52 FEET, AND LESS THE TRACT 143 FEET, X 207.28 FEET, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS SOUTH 330.52 FEET, AND LESS THE ROAD RIGHT OF WAY.

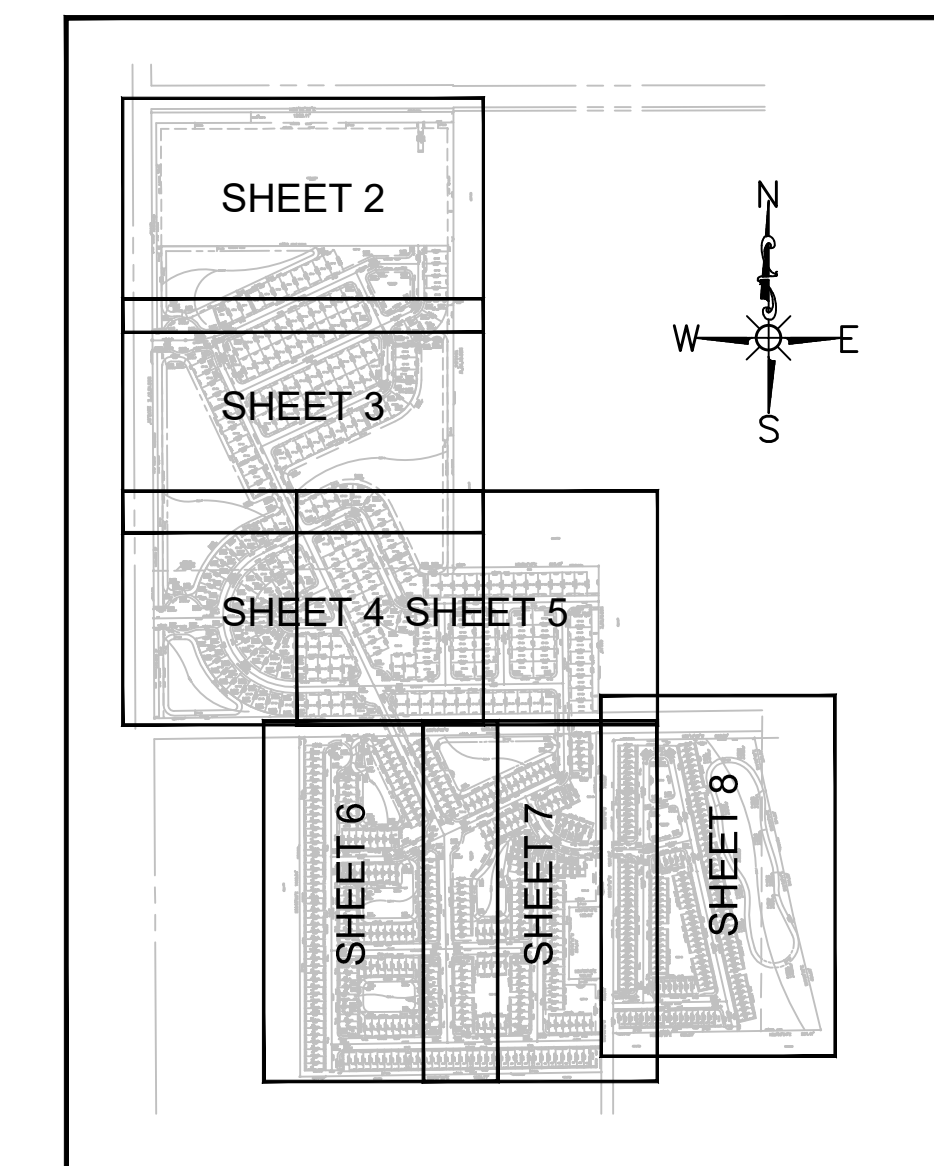
TOGETHER WITH

THE EAST 1/2 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF CANAL 29, LESS ROAD RIGHT OF WAY.

TOGETHER WITH

THE SOUTH 330.52 FEET OF SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4, LESS NORTH 97.32 FEET, OF THE WEST 143 FEET, OF THE EAST 163 FEET AND THE SOUTH 330.52 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/4 OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 AND THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE ROAD RIGHT OF WAY.

ALL LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.



KEY MAP
(NOT TO SCALE)

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS ____ DAY OF _____, 2018. 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 _____, 2018

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

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 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 RIGHT-OF-WAY LINE OF JENKINS ROAD IS ASSUMED TO BEAR N 00°15'57" EAST, AS MONUMENTED, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THIS PLAT CONTAINS 147.14 ACRES, MORE OR LESS.
- THIS PLAT CONTAINS 669 LOTS.
- A 5/8" IRON ROD AND CAP STAMPED LB (LICENSED BUSINESS) 7056 HAS BEEN OR WILL BE SET AT ALL LOT CORNERS AND CHANGES IN DIRECTION, IN COMPLIANCE WITH CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JUDD D. FRENCH, DO HEREBY CERTIFY THAT THIS PLAT OF CELEBRATION POINTE 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 ST. LUCIE COUNTY, FLORIDA

DATED THIS ____ DAY OF _____, 2018.

JUDD D. FRENCH
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 7095

PREPARED BY:

CARNAHAN PROCTOR & CROSS
PROFESSIONAL SURVEYING AND MAPPING
604 Courtland Street, Suite 101
Orlando, Florida 32804
(407) 960-5980 Phone (407) 960-5983 Fax
CERTIFICATE OF AUTHORIZATION # 2936

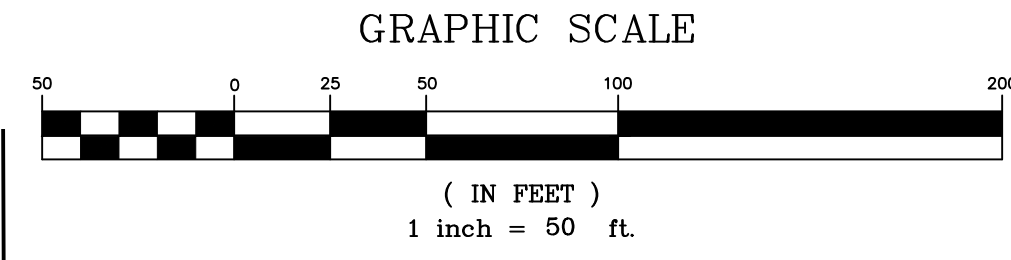
JUDD D. FRENCH
FLORIDA PROFESSIONAL LAND SURVEYOR # 7095

CELEBRATION POINTE REPLAT

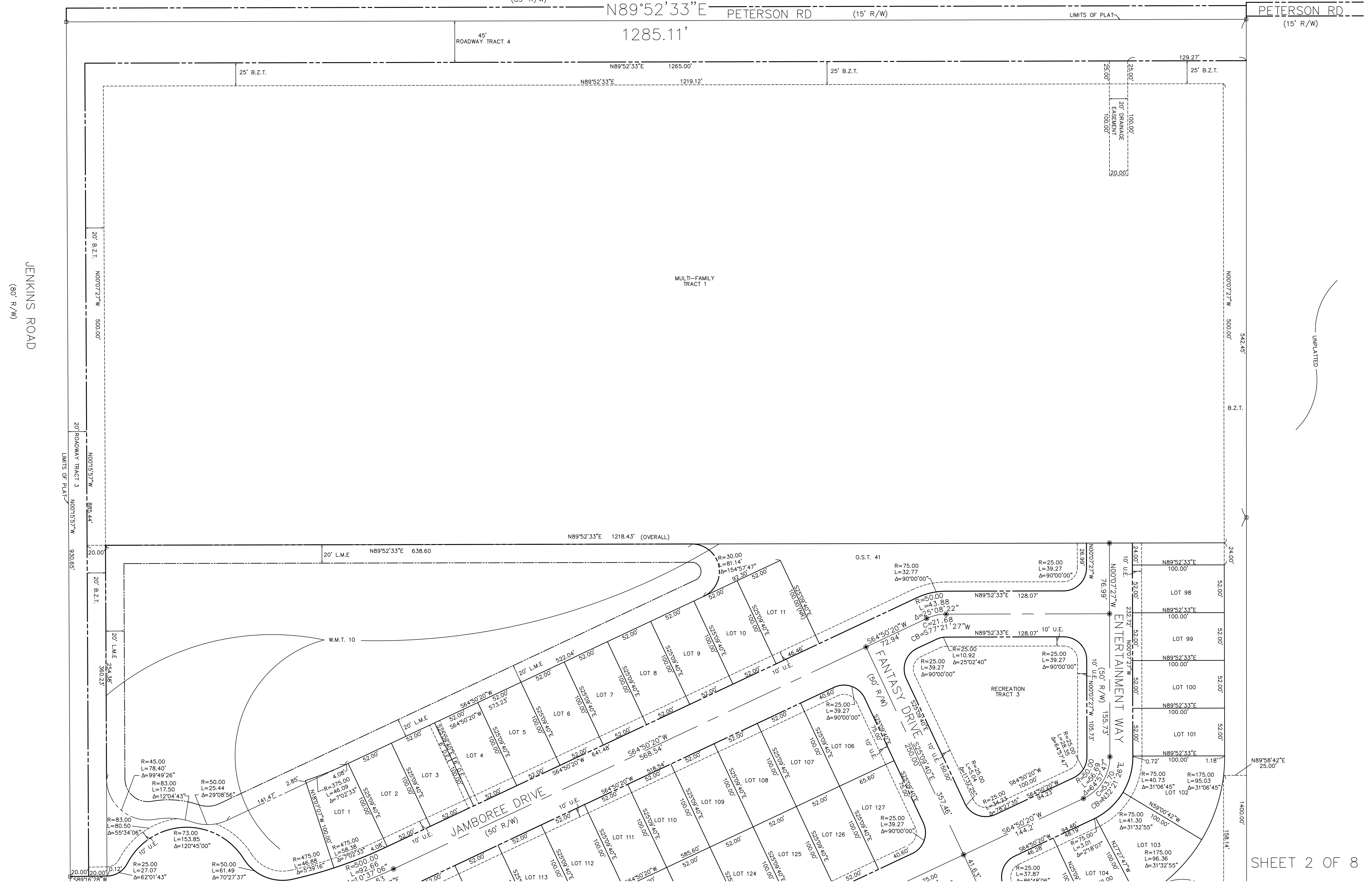
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
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PLAT BOOK _____
PAGE _____



NSLRWCD CANAL NO. 35
(89° R/W)



JENKINS ROAD
(80° R/W)

CELEBRATION POINTE REPLAT

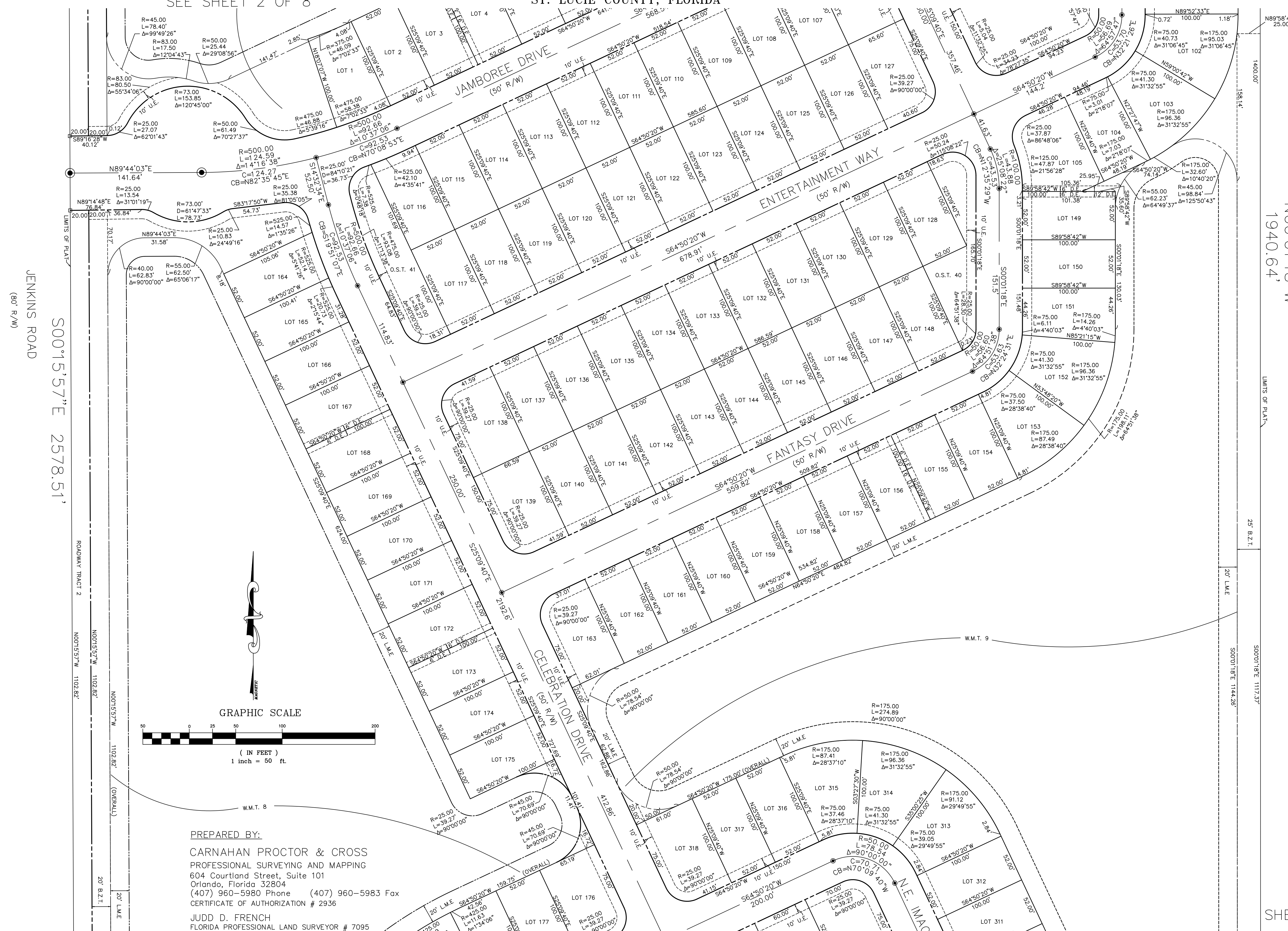
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

SEE SHEET 2 OF 8



JENKINS ROAD
(90' R/W)
S00°15'57"E 2578.51'

N00°01'18"W
1940.64'

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SHEET 3 OF 8

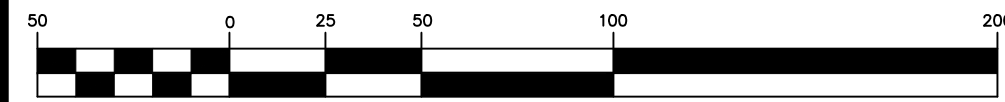
SEE SHEET 4 OF 8

CELEBRATION POINTE REPLAT

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PLAT BOOK _____
PAGE _____

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

ST. LUCIE COUNTY, FLORIDA

SEE SHEET 3 OF 8



JENKINS ROAD
(80' R/W)

CEREMONY DRIVE
(VARIABLE R/W)

S.W. IMAGINATION DRIVE
(50' R/W)

CELEBRATION DRIVE
(60' R/W)

FESTIVITY LANE
(50' R/W)

S.W. IMAGINATION DR
(50' R/W)

NSLRWC CANAL NO. 36
(89' R/W)

$S89^{\circ}14'48''W$

1891.34'

NSLRWC CANAL NO. 36
(89' R/W)

SHEET 4 OF 8

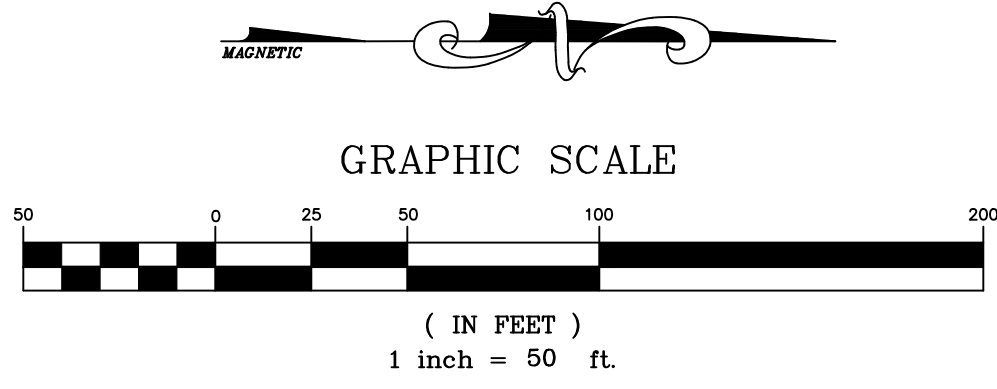
SEE SHEET 6 OF 8

SEE SHEET 5 OF 8

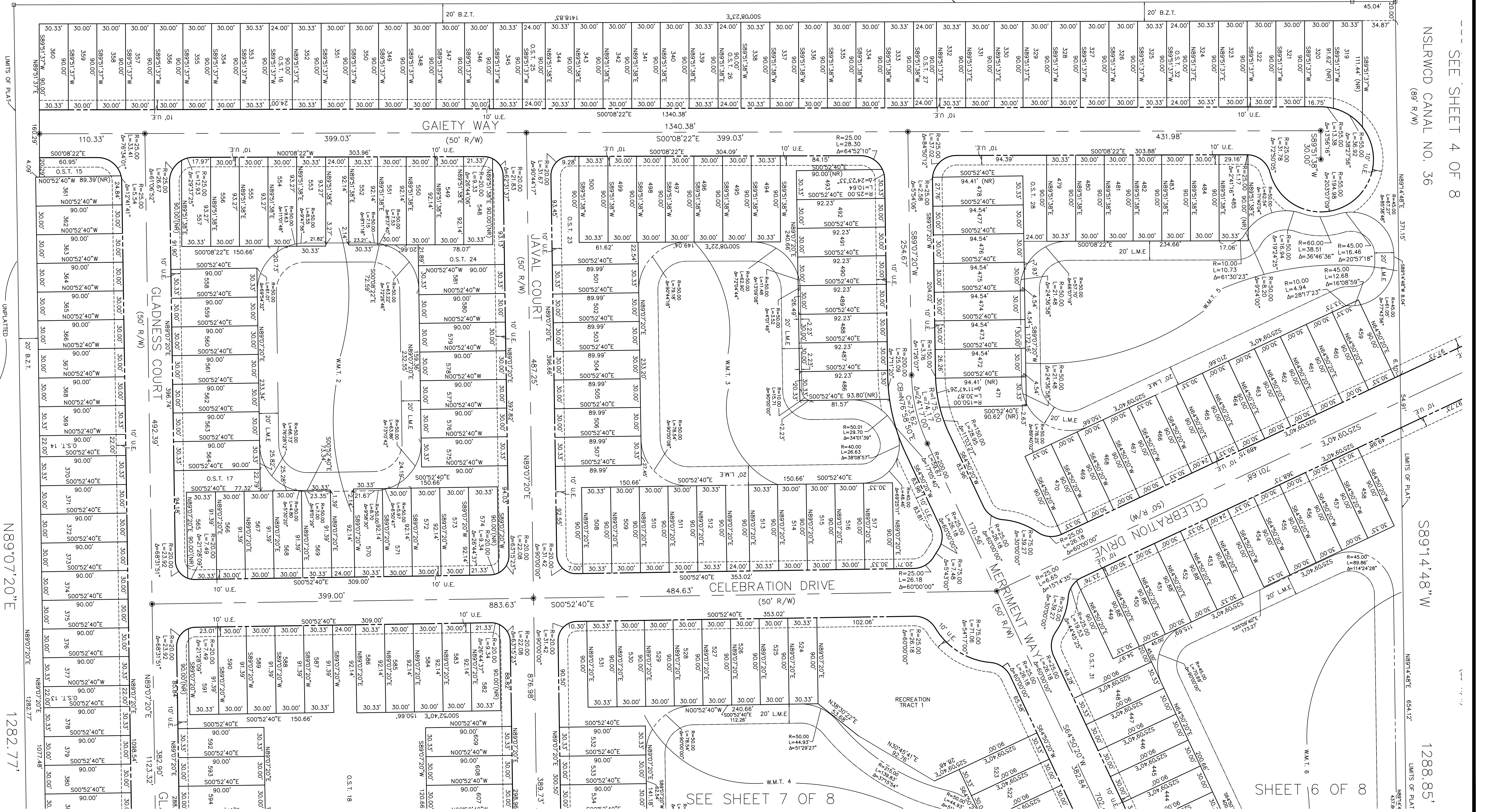
CELEBRATION POINTE REPLAT

LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

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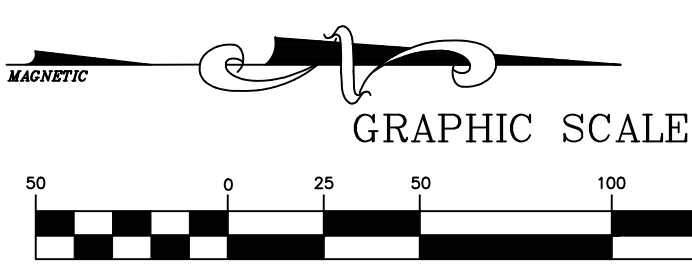
SEE SHEET 4 OF 8
NSLRWCD CANAL NO. 36
(89° R/W)

89°14'48" W
1288.85'
LIMITS OF PLAT

N89°07'20" E
1282.77'
LIMITS OF PLAT

SEE SHEET 7 OF 8

SHEET 6 OF 8

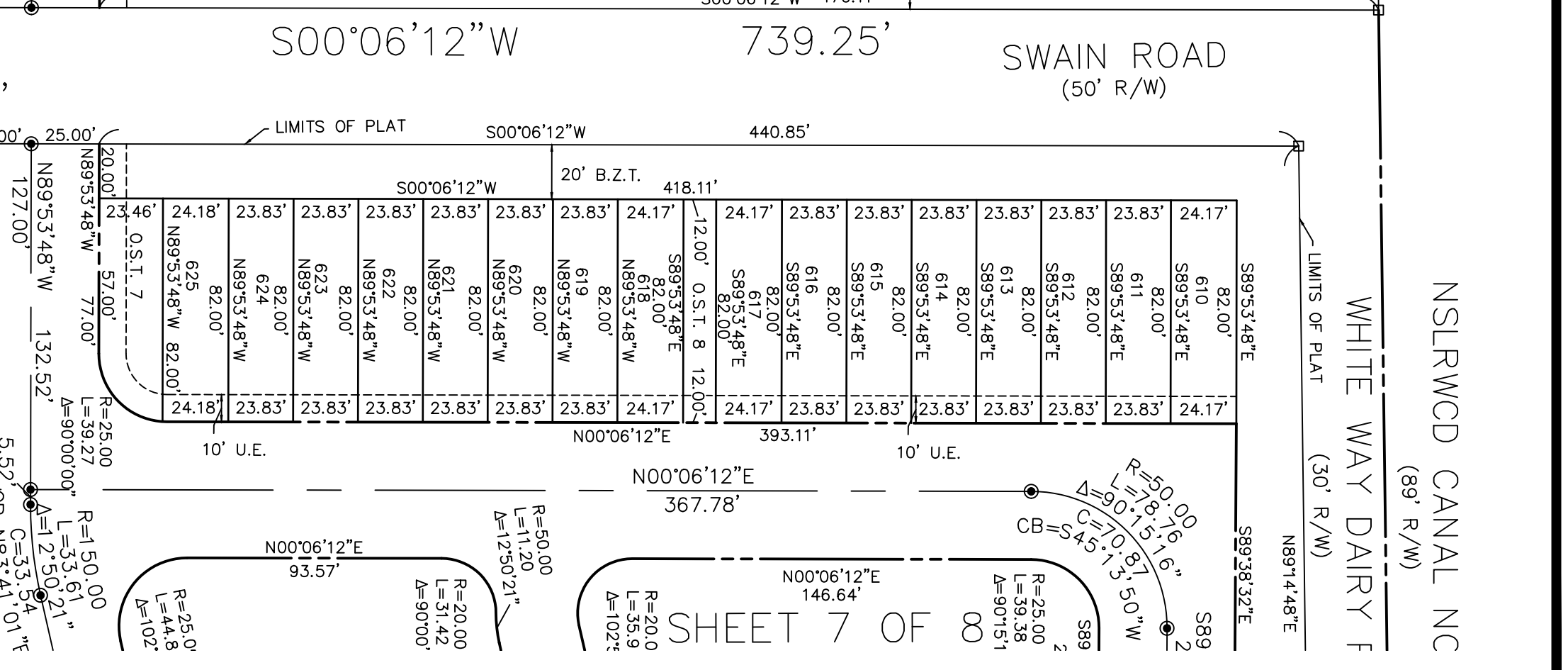
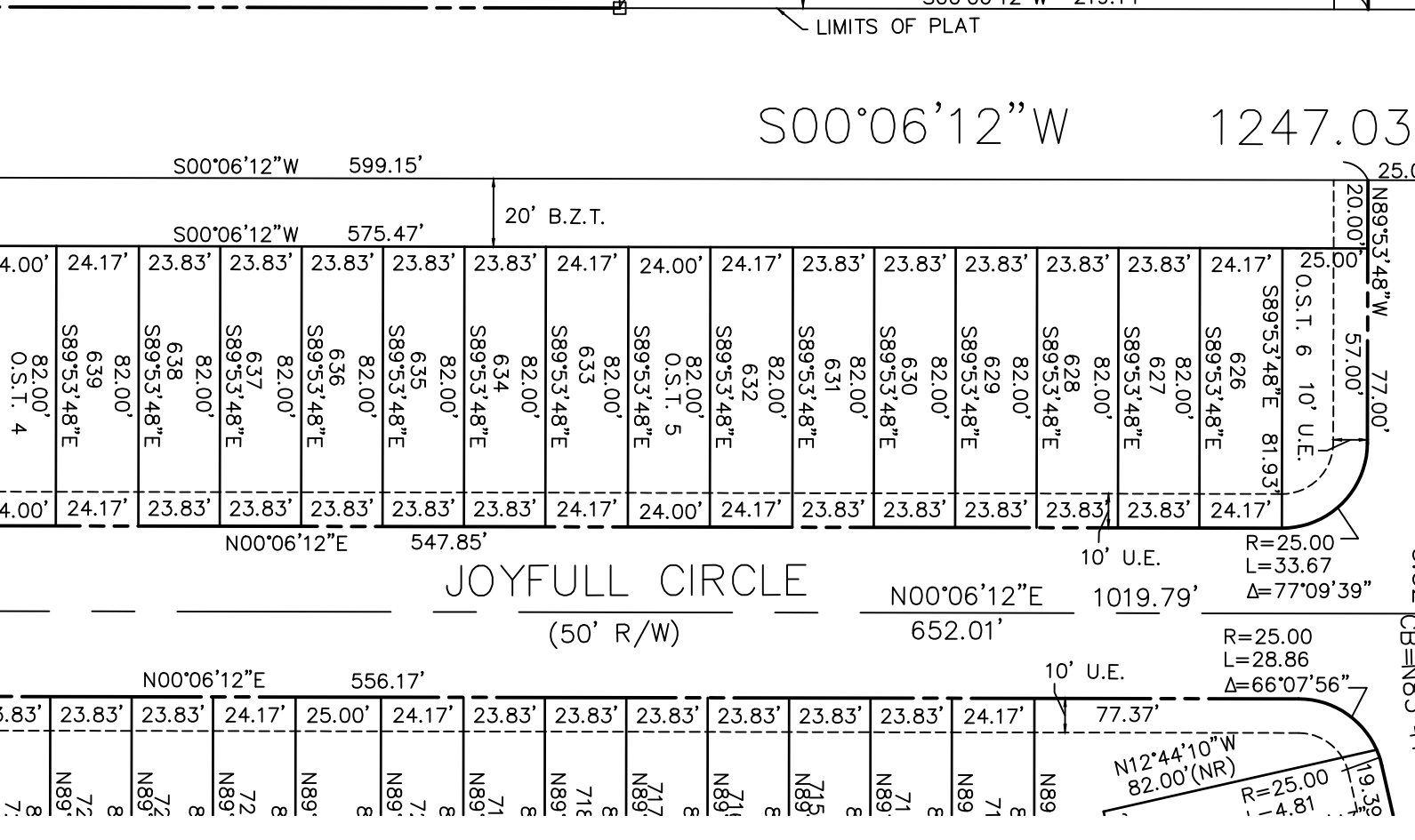
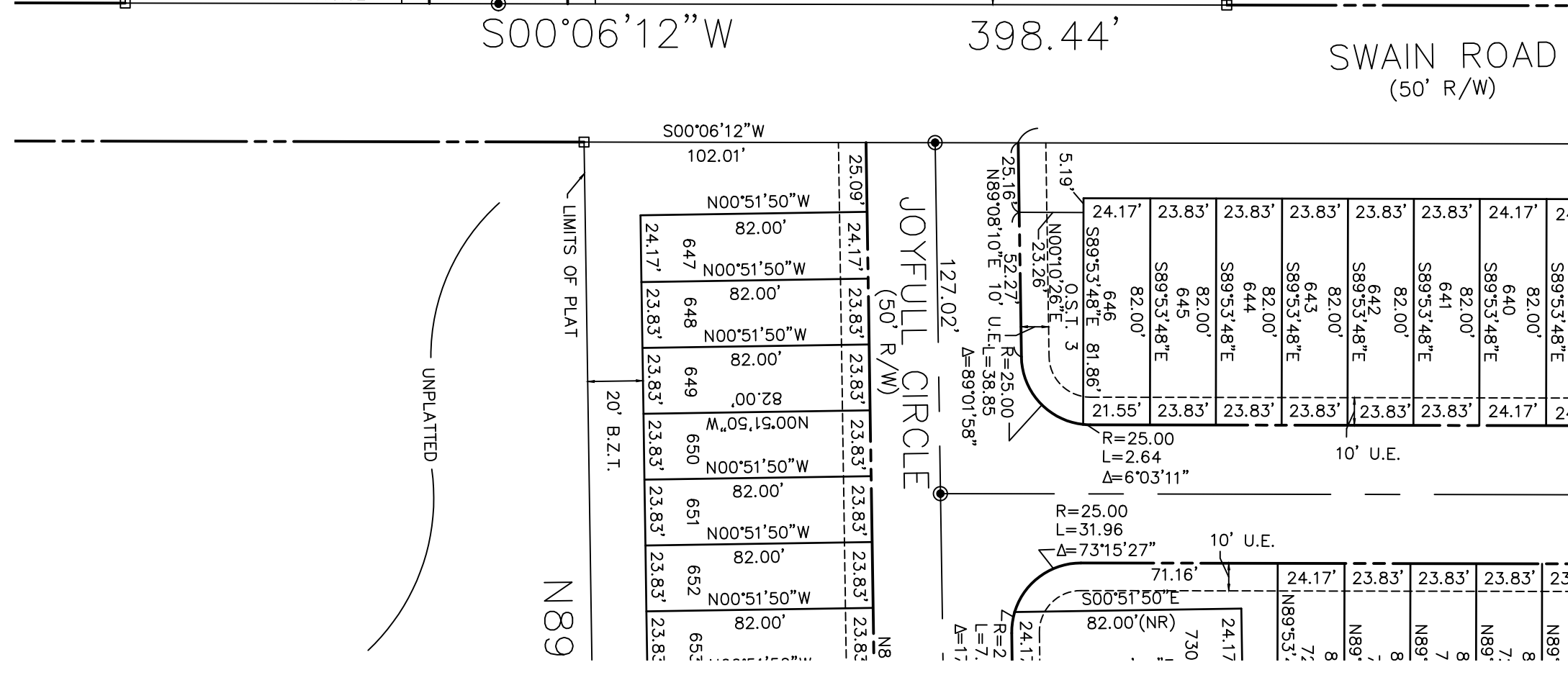
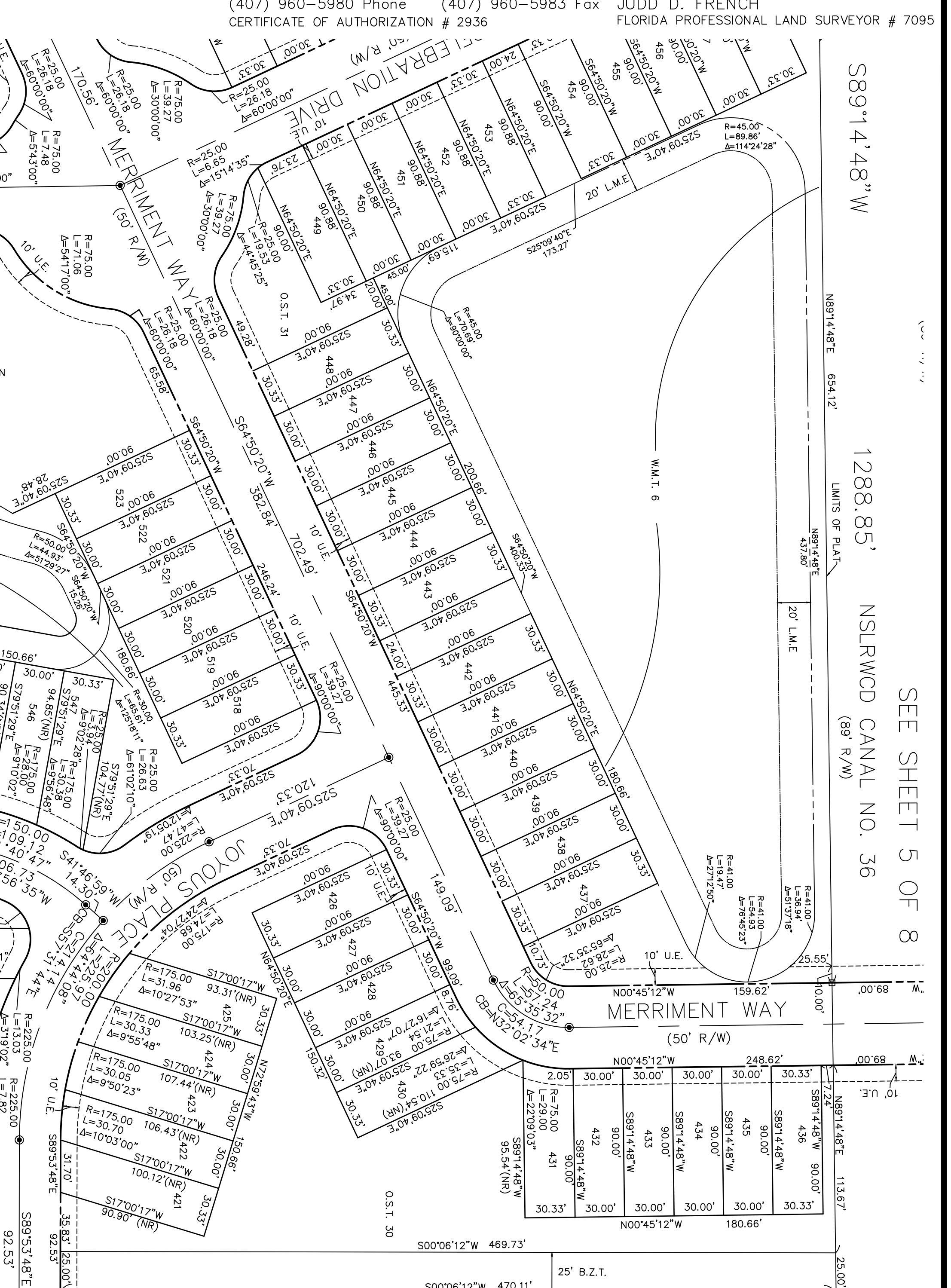
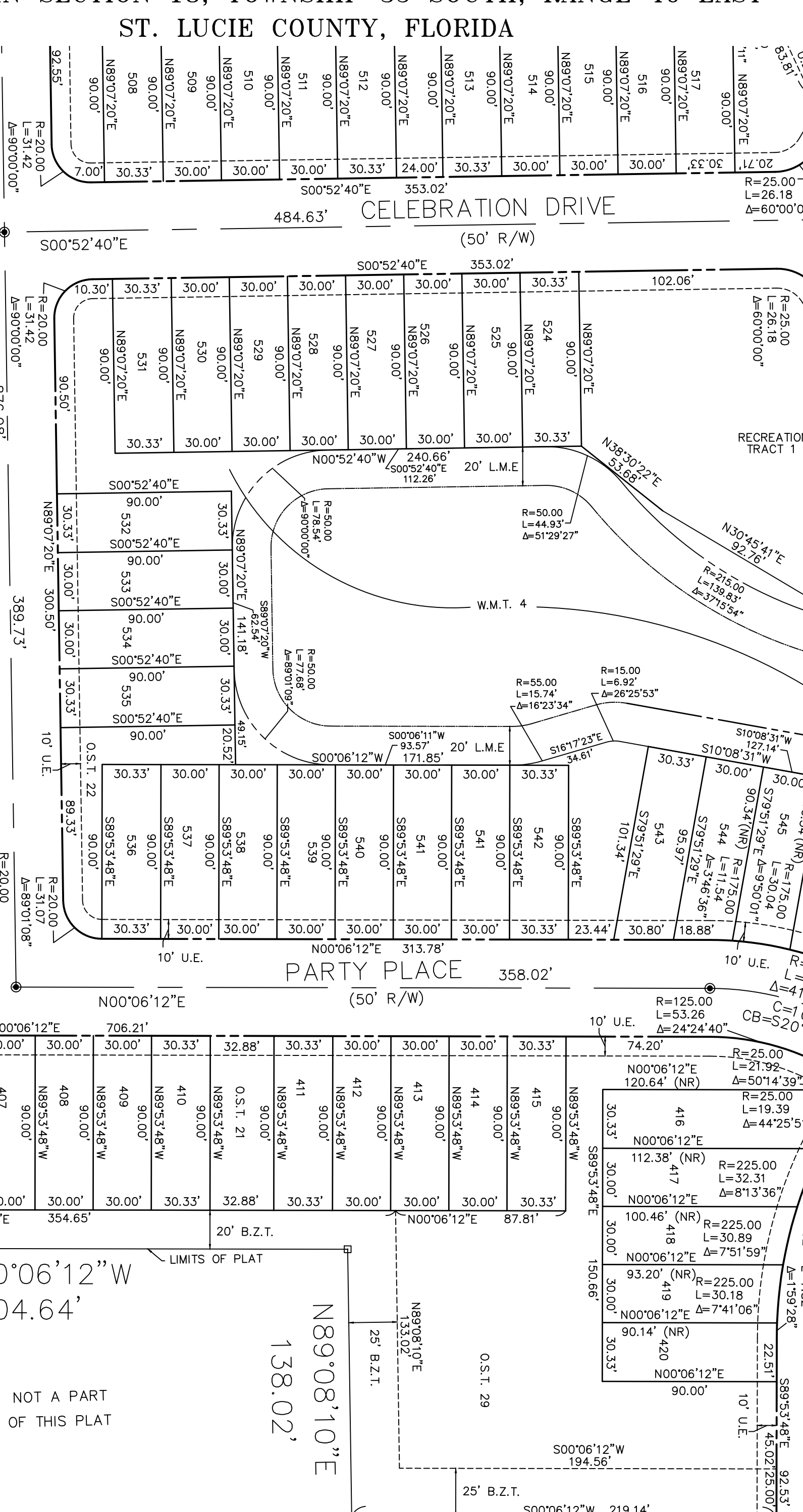
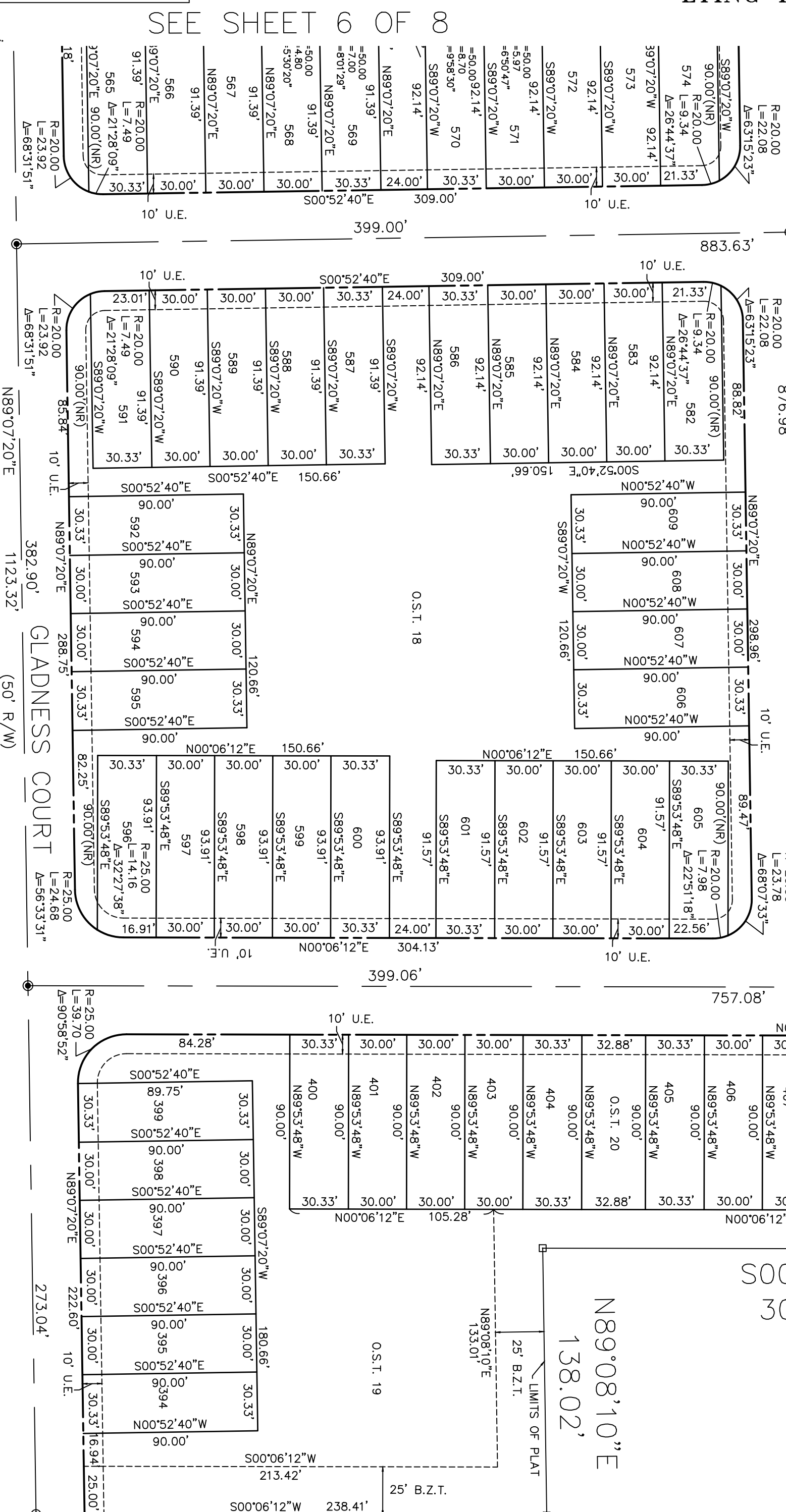
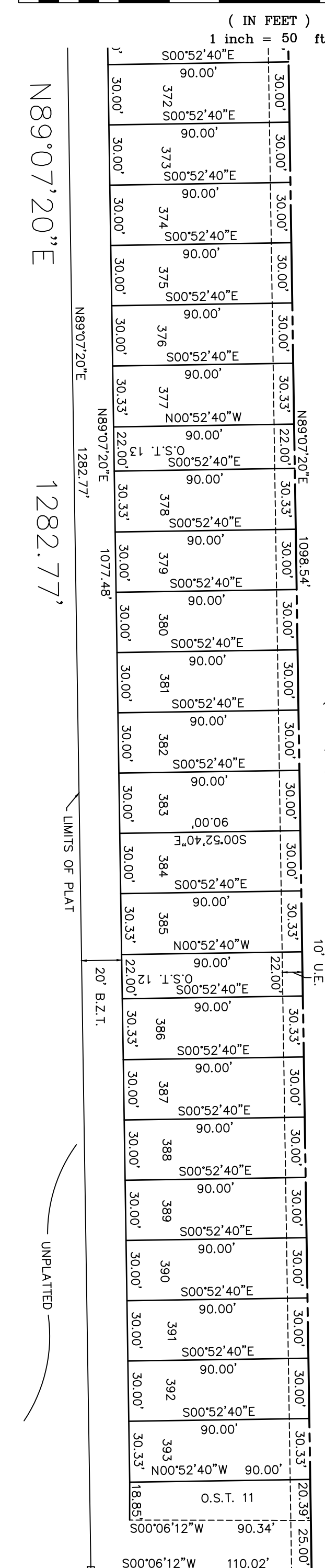
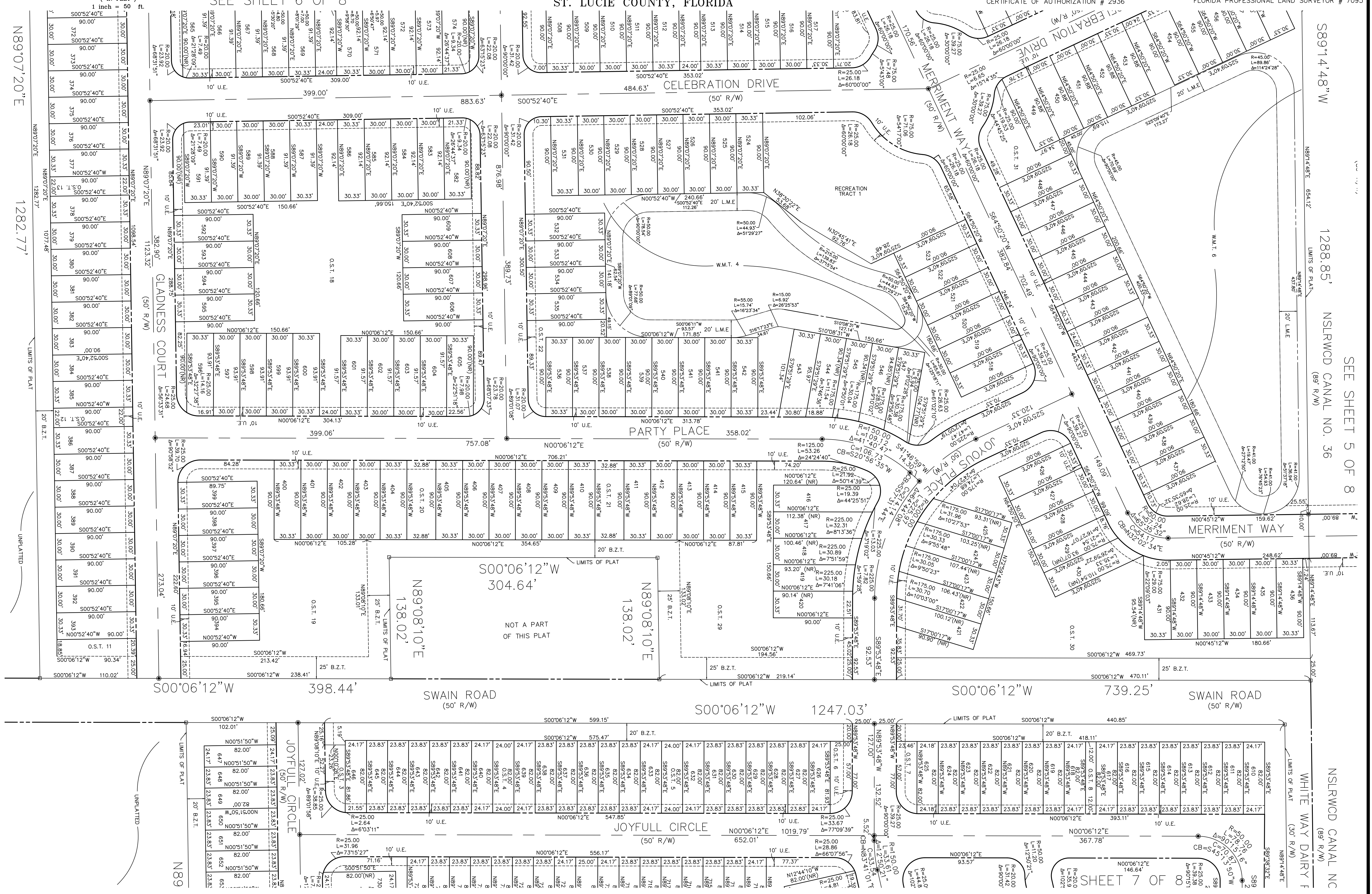


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PLAT BOOK _____
 PAGE _____

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 ST. LUCIE COUNTY, FLORIDA



S89°14'48\"/>

1288.85' NSLRWCD CANAL NO. 36
 (89° R/W)

NSLRWCD CANAL NC
 (89° R/W)

SEE SHEET 5 OF 8

SEE SHEET 6 OF 8

SEE SHEET 8 OF 8

SHEET 7 OF 8

