

VICINITY SKETCH

(NOT TO SCALE)

LEGAL DESCRIPTION:

TRACT "D-1", SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 3.086 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "D-1C"

TRACT "D-1C" AS SHOWN HEREON IS HEREBY DEDICATED TO HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE WALL MAINTENANCE AND PRIVATE WALL MAINTENANCE ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 2019.

HARBOUR ISLE PLAZA, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PAUL B. HANNA, MANAGING MEMBER

PRINTED NAME

WITNESS: _____

PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY PAUL B. HANNA, OF HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY, AND THAT HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

MY COMMISSION NO.: _____ SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ NOTARY STAMP PRINTED NAME OF NOTARY PUBLIC

NOTES:

- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF FORT PIERCE ZONING REGULATIONS.
- LINEAR UNIT = U.S. SURVEY FOOT. ALL DISTANCES SHOWN HEREON ARE MEASURED ON HORIZONTAL PLANE.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "D-1" AS SHOWN ON SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND AS RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH BEARS NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL REFERENCES TO OFFICIAL RECORDS REFER TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND

BEING A REPLAT OF TRACT "D-1", SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION CONTINUED:

STATE OF FLORIDA
COUNTY OF PALM BEACH

HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, BEING IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS _____ DAY OF _____, 2019.

HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: TBH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,
AS MANAGING MEMBER

WITNESS: _____ BY: _____
PHILLIP L. BRANDT, REGISTERED AGENT

PRINTED NAME

WITNESS: _____

PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY PHILLIP L. BRANDT, OF TBH LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS REGISTERED AGENT OF SAID LIMITED LIABILITY COMPANY, AND THAT HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

MY COMMISSION NO.: _____ SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ NOTARY STAMP PRINTED NAME OF NOTARY PUBLIC

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF _____, 2019.

HARBOUR ISLE AT HUTCHINSON ISLAND EAST
CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

ATTEST: _____ BY: _____
ANNETTE SANNIOTA, VICE PRESIDENT-DIRECTOR JAY SIZEMORE, PRESIDENT-DIRECTOR

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING ACCEPTANCE OF DEDICATION AS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY JAY SIZEMORE AND ANNETTE SANNIOTA, PRESIDENT-DIRECTOR AND VICE PRESIDENT-DIRECTOR, RESPECTIVELY, OF HARBOUR ISLE AT HUTCHINSON ISLAND EAST CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS PRESIDENT-DIRECTOR AND VICE PRESIDENT-DIRECTOR, RESPECTIVELY, OF SAID NOT FOR PROFIT CORPORATION, AND THAT THEY ARE BOTH PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2019.

MY COMMISSION NO.: _____ SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES: _____ NOTARY STAMP PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK H. DAHLMEIER, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2019:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND AS SHOWN ON THIS PLAT IS IN THE NAME OF HARBOUR ISLE PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HARBOUR ISLE DEVELOPMENT COMMERCIAL EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- THAT THE CURRENT TAXES HAVE BEEN PAID.
- THAT THERE ARE NO MORTGAGES OF RECORD.

DATED THIS _____ DAY OF _____, 2019. BY: _____
MARK H. DAHLMEIER, ESQUIRE
FLORIDA BAR NO. 366950
JONES, FOSTER, JOHNSTON & STUBBS, P.A.
FLAGLER CENTER TOWER
505 SOUTH FLAGLER DRIVE, SUITE 1100
WEST PALM BEACH, FLORIDA 33401

PLAT BOOK:

PAGE:

DOCKET NO.:

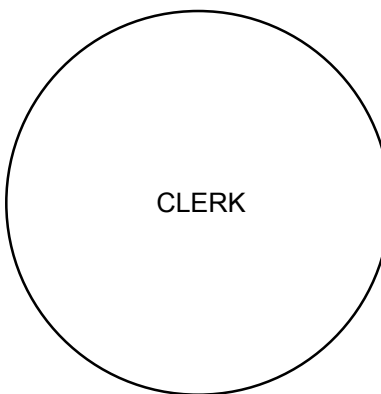
SHEET 1 OF 2

CLERK'S RECORDING CERTIFICATE:

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 THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL 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 _____, 2019.

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

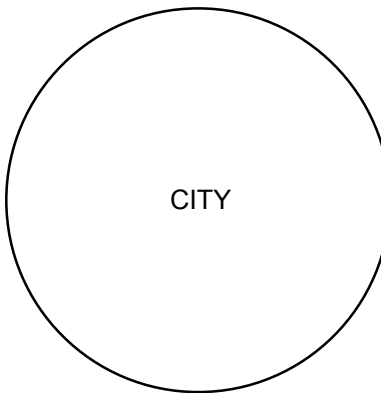


CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____ / _____ / _____, 2019.

BY: _____
LINDA COX, CITY CLERK



REVIEWING SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2019.

GREGORY S. FLEMING, P.S.M.
FLORIDA CERTIFICATE NO. 4350

CITY ATTORNEY'S CERTIFICATE:

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

THIS _____ DAY OF _____, 2019.

PETER J. SWEENEY, CITY ATTORNEY
CITY OF FORT PIERCE

PLANNING AND ZONING APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 22-40 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2019.

BY: _____
REBECCA GROHALL
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA.

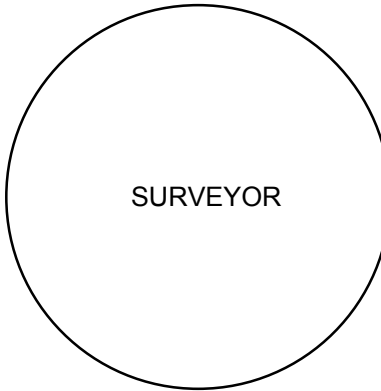
SURVEYOR & MAPPER'S CERTIFICATE:

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF F.S. CH. 177.

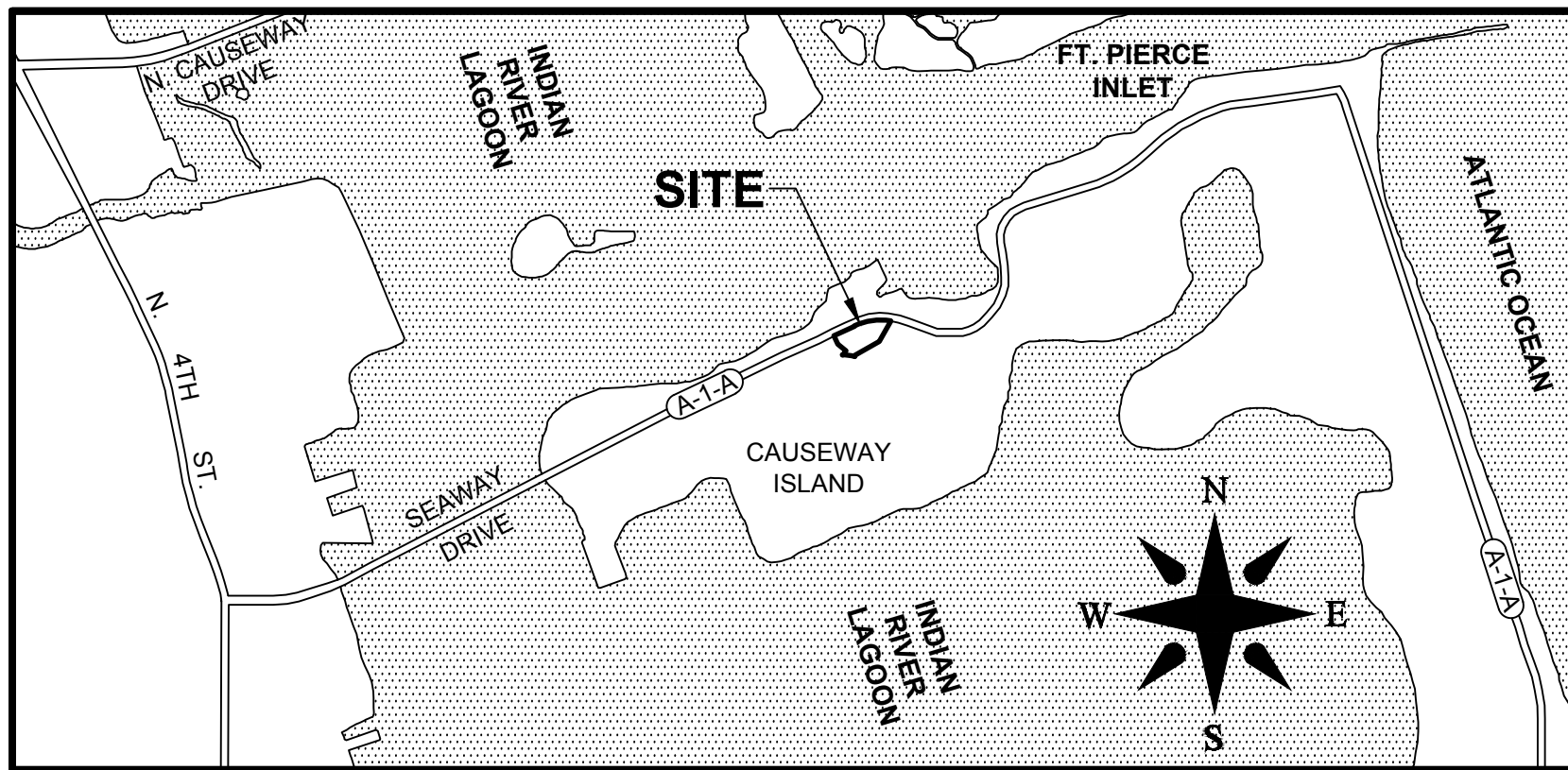
DATED THIS _____ DAY OF _____, 2019.

ROBERT J. CAJAL, P.S.M.
FLORIDA CERTIFICATE NO. 6266
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
CERTIFICATE OF AUTHORIZATION NO. L.B. 4569

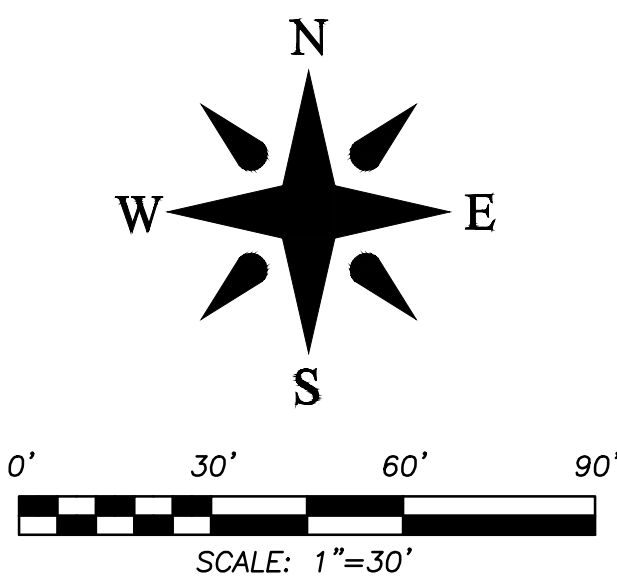
This instrument prepared by: *Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407*



FIELD:	JOB No.: 18-1256.8	F.B. PG.
OFFICE: R.C.	DATE: JANUARY, 2019	DWG. No.: 18-1256-7
C/K'D:	REF.: 18-1256-7.DWG	SHEET 1 OF 2



VICINITY SKETCH
(NOT TO SCALE)



0' 30' 60' 90'
SCALE: 1"=30'

SCALE: 1"=30'

SCALE: 1"=30'

SCALE: 1"=30'

SCALE: 1"=30'

ABBREVIATIONS AND SYMBOLS:

- = SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"
- = SET 5/8" IRON ROD & CAP "WALLACE LB #4569"
- = SET MAG NAIL & DISK STAMPED "P.R.M. LB #4569"
- ⊙ = SET MAG NAIL & DISK STAMPED "WALLACE LB #4569"
- = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
- A.K.A. = ALSO KNOWN AS
- C.B. = CHORD BEARING
- CH = CHORD (DISTANCE)
- CL, C = CENTERLINE
- C.L.F. = CHAIN LINK FENCE
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- LB = LICENSED BUSINESS
- L.B. = LANDSCAPE BUFFER
- NAD = NORTH AMERICAN DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- P.B. = PLAT BOOK
- S.L.C. = ST. LUCIE COUNTY
- PG(S) = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R.P.B. = ROAD PLAT BOOK
- RGE. = RANGE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R. = STATE ROAD
- TWP. = TOWNSHIP
- U.E. = UTILITY EASEMENT
- A = ARC LENGTH
- Δ = CENTRAL ANGLE
- R = RADIUS
- N = NORTHING
- E = EASTING
- W.C. = WITNESS CORNER

THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND

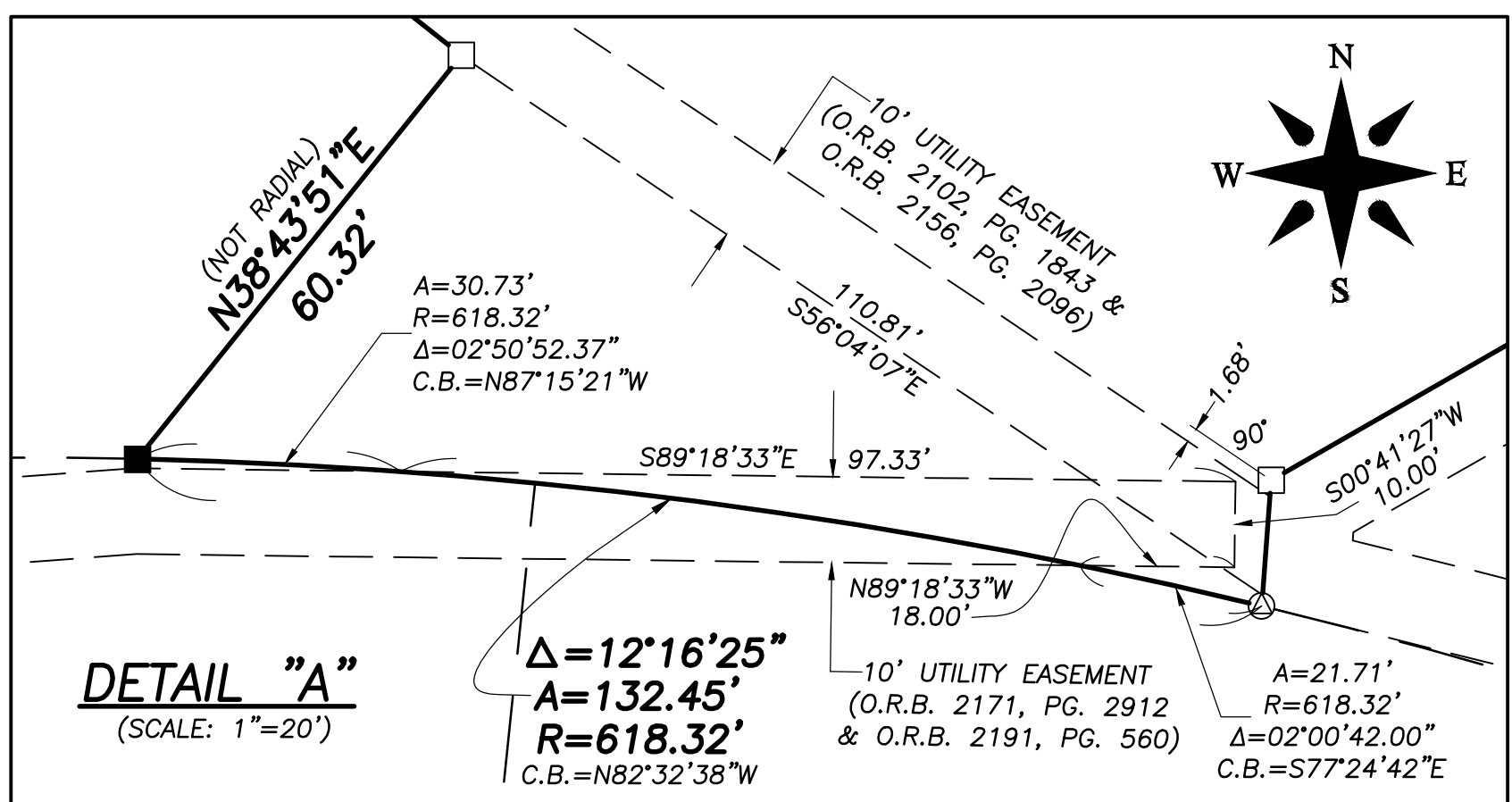
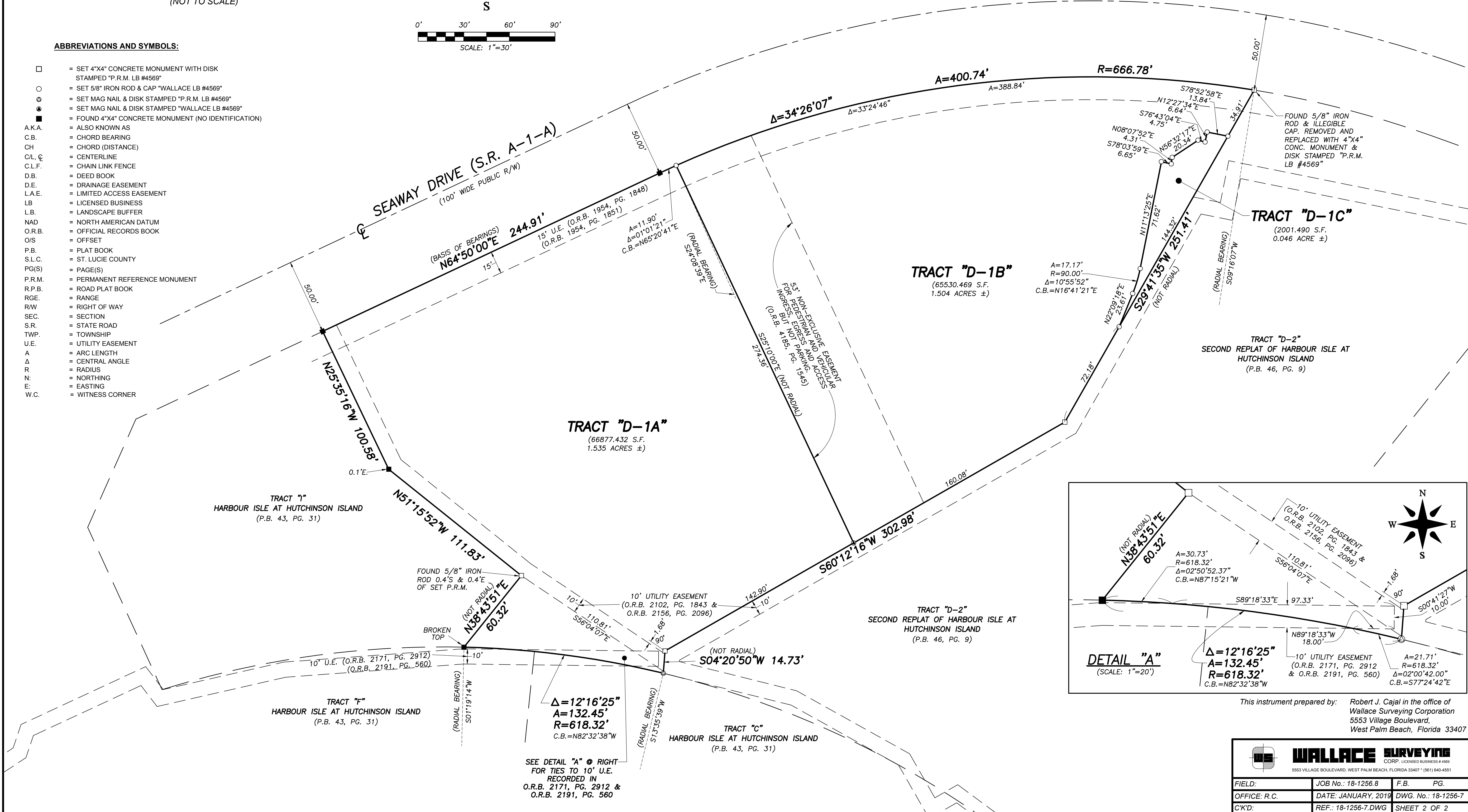
BEING A REPLAT OF TRACT "D-1", SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 9, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK:

PAGE:

DOCKET NO.:

SHEET 2 OF 2



This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation, 5553 Village Boulevard, West Palm Beach, Florida 33407

FIELD:	JOB No.: 18-1256-8	F.B. PG.
OFFICE: R.C.	DATE: JANUARY, 2019	DWG. No.: 18-1256-7
C/K'D:	REF.: 18-1256-7.DWG	SHEET 2 OF 2

SEE DETAIL "A" FOR TIES TO 10' U.E. RECORDED IN O.R.B. 2171, PG. 2912 & O.R.B. 2191, PG. 560