



THE SUNRISE CITY
FORT PIERCE
 PLANNING DEPARTMENT *Florida*

Subdivision

Property address or Location 801 Seaway DR.
 Parcel ID #(s) 2402-501-0001-000/5 (D-1)
 Project description 3.1 acre parcel

Harbau Iste Dev Com LLC
 Property Owner(s)
801 Seaway Dr.
 Street Address
Hatchinson Island FL 34949
 City State Zip

Mason Dev a Const.
 Applicant/Representative, Title, Company
224 Cherry Court Lane
 Street Address
Jupiter FL 33458
 City State Zip
601 623 8801
 Phone Number
jingento@masondc.com
 Email Address

Phone Number

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

M. Simpson
 Property Owner(s) Signature(s)

STATE OF FLORIDA - COUNTY Orange
 The foregoing instrument was acknowledged before me this 16th day of November 2018, by
Mason Simpson who is personally known to me or has produced

Mary L. McKenzie
 Signature of Notary



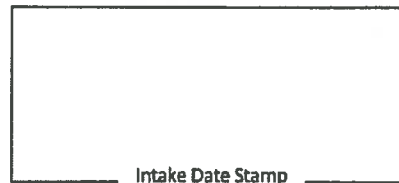
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____



SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4):

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - proposed lots, including acreage, square footage, & dimensions.
 - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

W/C SLW #49

Prepared by and return to:

Jack B. Owen, Jr., P.A.
4500 PGA Boulevard, Suite 206
Palm Beach Gardens, FL 33418
561-622-4521
File Number: Harb Isle Comm

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 28th day of September, 2005 between Jack B. Owen, Jr., also known as Jack P. Owen, Jr., as Trustee, under Florida Statute 689.071 of the Causeway Island Land Trust dated June 29, 2001, whose post office address is 4500 PGA Boulevard, Suite 207, Palm Beach Gardens, FL 33418, grantor, and Harbour Isle Development Commercial, LLC, a Florida Limited Liability Company whose post office address is 801 Seaway Drive, Hutchinson Island, FL 34949, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Tracts "A" "E", "G", "H", and "L" of HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, recorded in Plat Book 43, Page 31, of the public records of St. Lucie County, Florida.

Tract "D-1", of the SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, recorded April 1, 2005, in Plat Book 46, Page 9, of the public records of St. Lucie County, Florida.

Parcel Identification Numbers for each of the Tracts are set forth below:

Tract "A"	2402-500-0001-000/2
Tract "D-1"	2402-501-0001-000/5
Tract "E"	2402-500-0005-000/0
Tract "G"	2402-500-0007-000/4
Tract "H"	2402-500-0008-000/1
Tract "L"	2402-500-0012-000/2

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

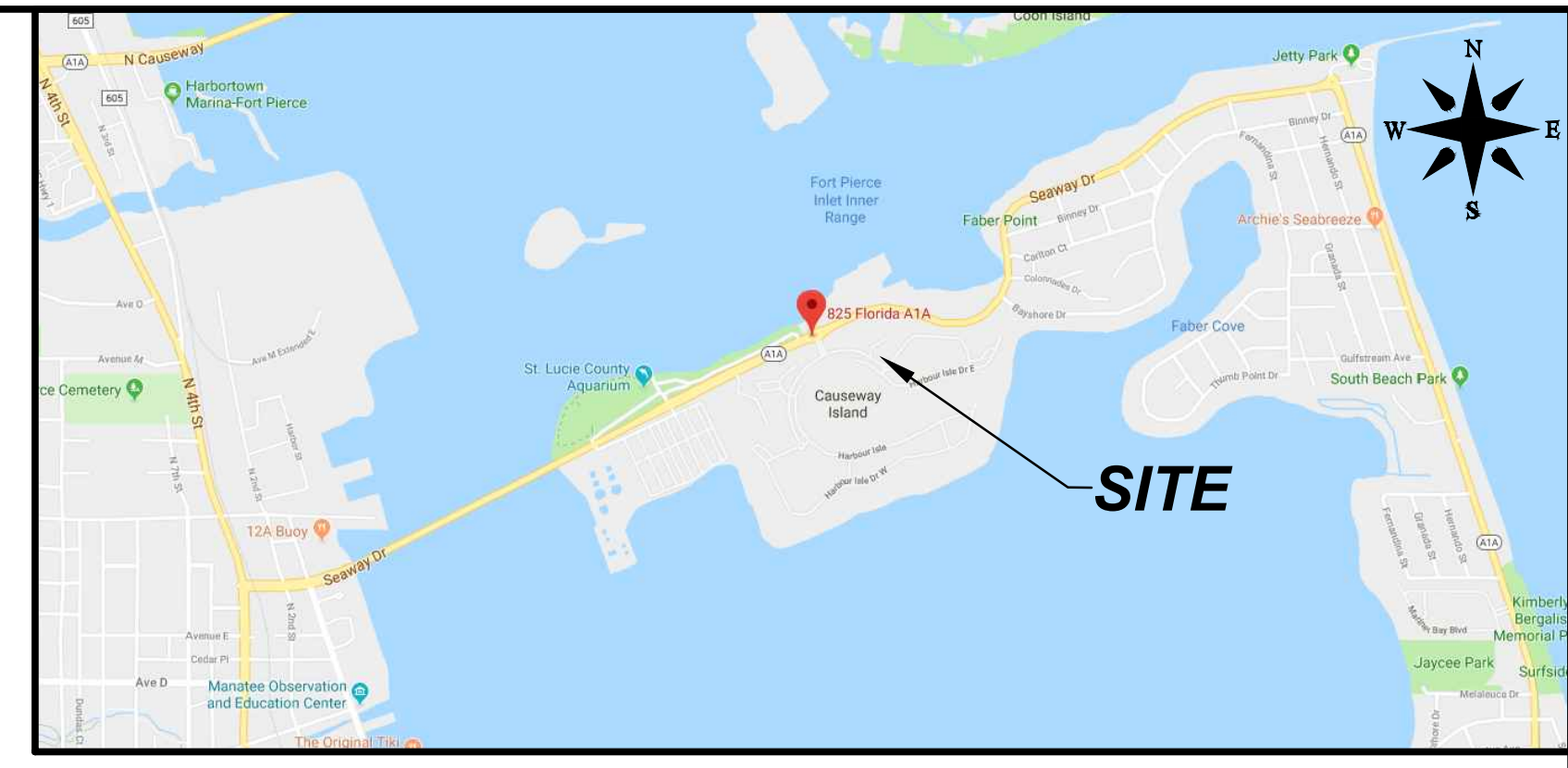
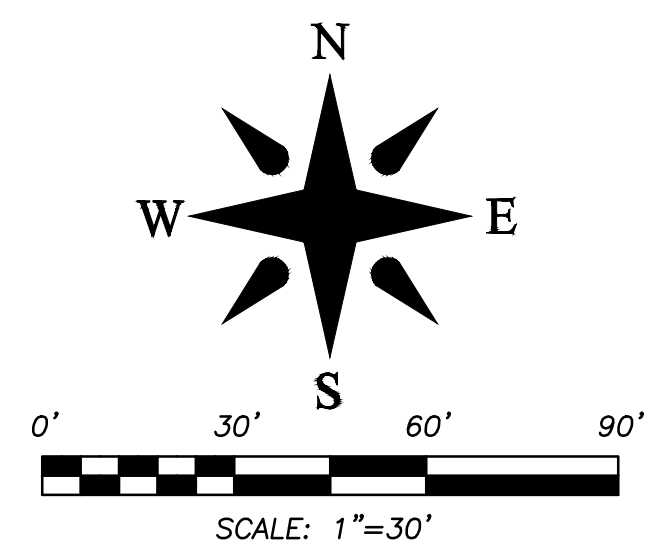
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

LEGEND

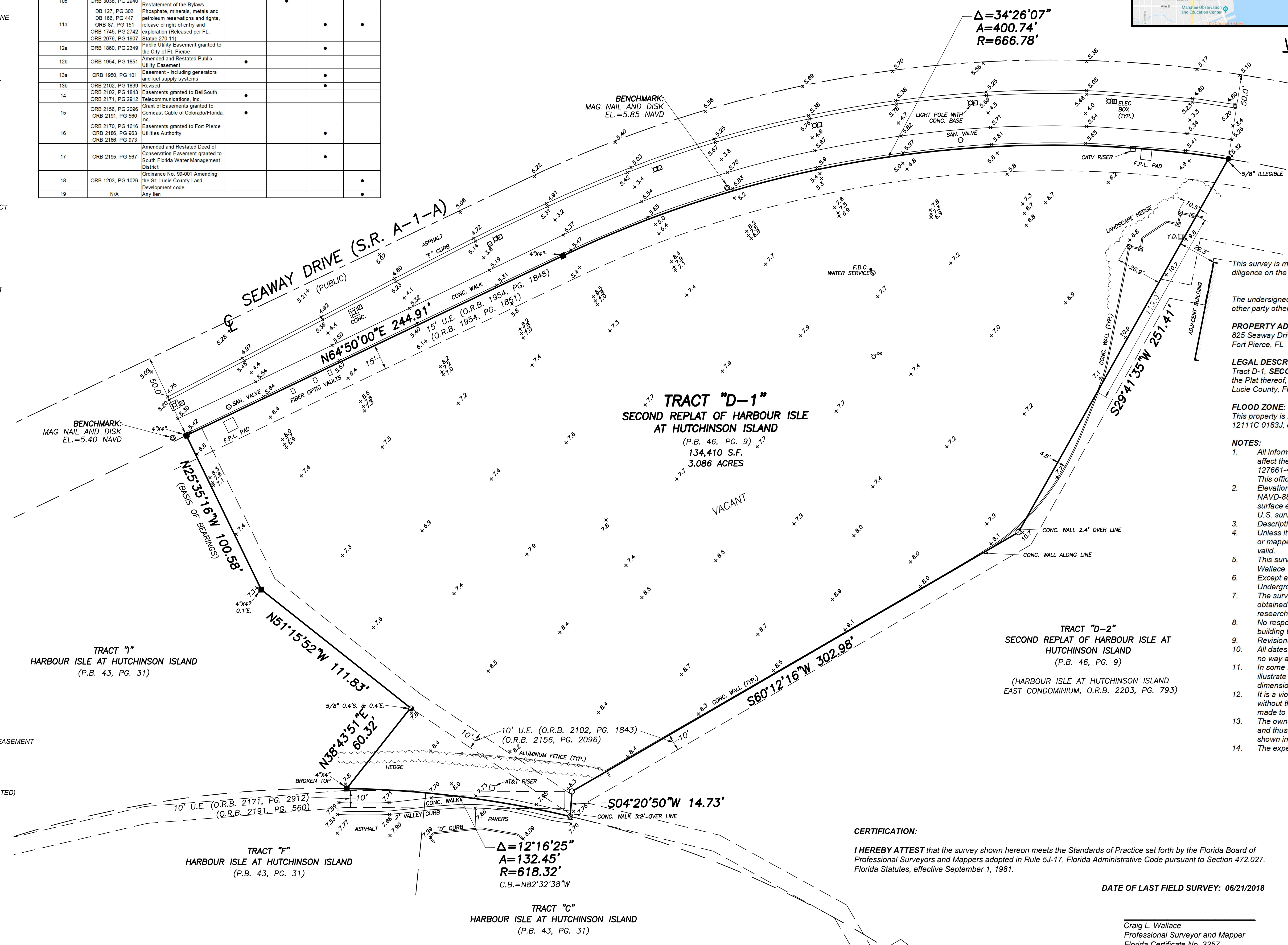
- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH. = ASPHALT
- B.F.P. = BACKFLOW PREVENTOR
- BLDG. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CL.R. = CLEAR
- C.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D.W. = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- F.D.C. = FIRE DEPARTMENT CONNECTION
- F.F. = FINISHED FLOOR
- FND. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- IN.V. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D. = LAKE WORTH DRAINAGE DISTRICT
- (M) = FIELD MEASUREMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- MIN. = MINIMUM
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O.H. = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- O.S. = OFFSET
- P. = PLANTER
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- P.G. = PAGE
- P.I. = POINT OF INTERSECTION
- P/O. = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.W.M.T. = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R.P.Z. = REDUCED PRESSURE ZONE
- R/W. = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- S/D. = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- SW. = SIDEWALK
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- T.O.W. = TOP OF WALL
- TWP. = TOWNSHIP
- TYP. = TYPICAL
- U/C. = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- YD. = YARD DRAIN
- ⊖ = BASELINE
- ⊕ = CENTERLINE
- ⊙ = CENTRAL ANGLE/Delta
- ⊠ = CONCRETE MONUMENT FOUND (AS NOTED)
- ⊡ = CONCRETE MONUMENT SET (LB #4569)
- ⊢ = ROD & CAP FOUND (AS NOTED)
- ⊣ = 5/8" IRON ROD & CAP SET (LB #4569)
- ⊤ = IRON PIPE FOUND (AS NOTED)
- ⊥ = IRON ROD FOUND (AS NOTED)
- ⊦ = NAIL FOUND (AS NOTED)
- ⊧ = NAIL & DISK FOUND (AS NOTED)
- ⊨ = MAG NAIL & DISK SET (LB #4569)
- ⊩ = PROPERTY LINE
- ⊪ = UTILITY POLE
- ⊫ = FIRE HYDRANT
- ⊬ = WATER METER
- ⊭ = WATER VALVE
- ⊮ = LIGHT POLE

TITLE COMMITMENT REVIEW						
CLIENT:	TRIPLETAIL INVESTORS, LLC	COMMITMENT NO.:	127661-41	DATE:	JUNE 28, 2018	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.:	18-1256.1			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 7	N/A	Standard Exceptions				*
8	PB 46, PGS 9-10	Plat of SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND	*			
9	PB 43, PGS 31, 31A AND 31B	Plat of HARBOUR ISLE AT HUTCHINSON ISLAND	*			
10a	ORB 1954, PG 1857	Declaration of Protective Covenants and Restrictions for Harbour Isle		*		
10b	ORB 2103, PG 404 ORB 2203, PG 928 ORB 2389, PG 1	As amended		*		
10c	ORB 3038, PG 2940	Certificate of Amendment and Restatement of the Bylaws		*		
11a	DB 127, PG 302 DB 166, PG 447 ORB 97, PG 151 ORB 1745, PG 2742 ORB 2076, PG 1907	Phosphate, minerals, metals and petroleum reservations and rights, release of right of entry and exploration (Released per F.L. Statute 270.11)		*		*
12a	ORB 1860, PG 2349	Public Utility Easement granted to the City of Ft. Pierce		*		
12b	ORB 1954, PG 1851	Amended and Restated Public Utility Easement	*			
13a	ORB 1950, PG 101	Easement - including generators and fuel supply systems		*		
13b	ORB 2102, PG 1839	Revised		*		
14	ORB 2102, PG 1843 ORB 2171, PG 2912	Easements granted to BellSouth Telecommunications, Inc.	*			
15	ORB 2156, PG 2096 ORB 2191, PG 560	Grant of Easements granted to Comcast Cable of Colorado/Florida, Inc.	*			
16	ORB 2170, PG 1618 ORB 2186, PG 983 ORB 2186, PG 973	Easements granted to Fort Pierce Utilities Authority		*		
17	ORB 2195, PG 567	Amended and Restated Deed of Conservation Easement granted to South Florida Water Management District		*		
18	ORB 1203, PG 1026	Ordinance No. 99-001 Amending the St. Lucie County Land Development code		*		
19	N/A	Any lien		*		

Boundary Survey For: HARBOUR ISLE PLAZA



VICINITY SKETCH
(NOT TO SCALE)



This survey is made specifically and only for the following parties(y) for the purpose of a due diligence on the surveyed property.

Harbour Isle Plaza
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
825 Seaway Drive
Fort Pierce, FL 34949

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(s) 9 and 10, of the Public Records of St. Lucie County, Florida.

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12111C 0183J, dated 02/16/2012.

- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28, 2018. This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
 - Description furnished by client or client's agent.
 - Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

REVISIONS:
02/15/19 ADD FULL RECORD PLAT LABELS TO ADJACENT PROPERTIES, R.C.
10/05/18 TRANSLATE TO STATE PLANE COORDINATES S.W./C.W. 18-1256.2
07/30/18 ADD EASEMENTS & TITLE REVIEW S.W. 18-1256.1

Boundary Survey For:

HARBOUR ISLE PLAZA



FIELD:	J.P.	JOB No.:	18-1256.1	F.B. MC32	PG. 43
OFFICE:	S.W.	DATE:	06/21/18	DWG. No.:	18-1256
C'K'D.:	C.W.	REF.:	18-1256.DWG	SHEET:	1 OF 1

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 06/21/2018

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

TRACT "C"
HARBOUR ISLE AT HUTCHINSON ISLAND
(P.B. 43, PG. 31)

TRACT "F"
HARBOUR ISLE AT HUTCHINSON ISLAND
(P.B. 43, PG. 31)

TRACT "D-1"
SECOND REPLAT OF HARBOUR ISLE
AT HUTCHINSON ISLAND
(P.B. 46, PG. 9)
134,410 S.F.
3.086 ACRES

TRACT "D-2"
SECOND REPLAT OF HARBOUR ISLE AT
HUTCHINSON ISLAND
(P.B. 46, PG. 9)
(HARBOUR ISLE AT HUTCHINSON ISLAND
EAST CONDOMINIUM, O.R.B. 2203, PG. 793)