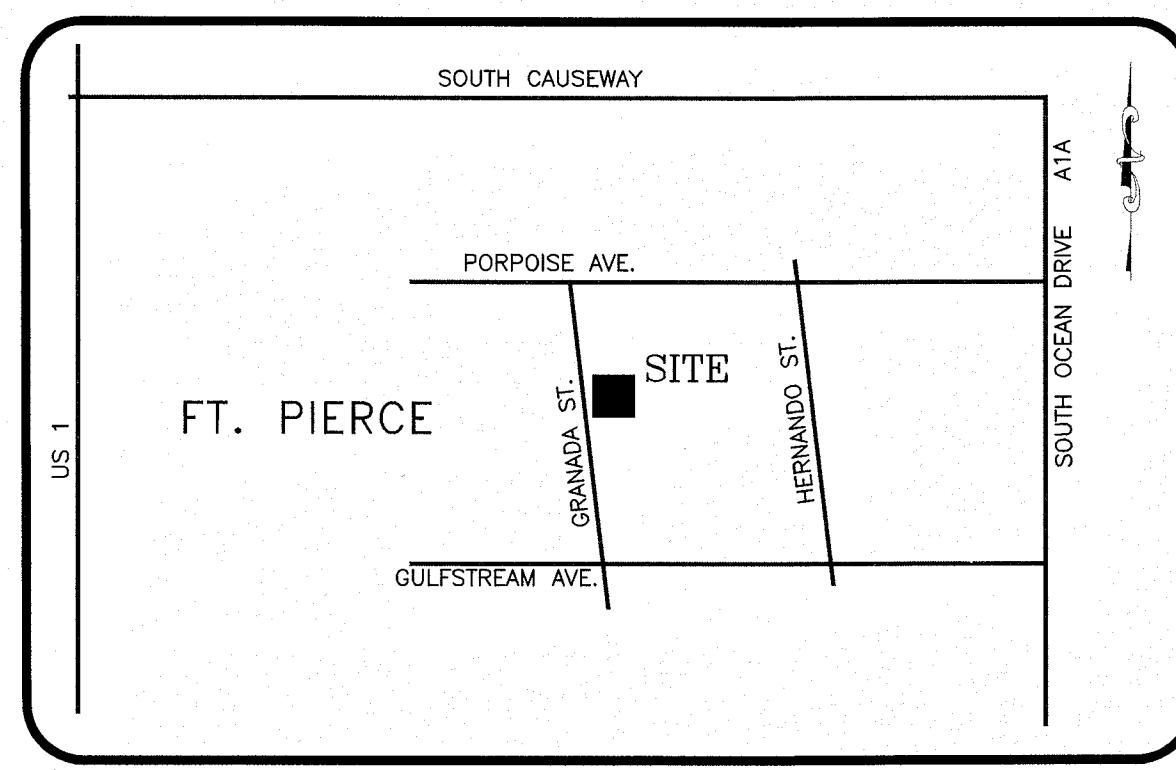


GRANADA STREET COTTAGES

BEING A REPLAT OF A PORTION OF BLOCK 7 AND 8, REVISED PLAT OF PALM HAVEN SUBDIVISION
 PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

DESCRIPTION

LOTS 3,4,5, AND 6, BLOCK 7, LOTS 1,3 AND 5, BLOCK 8 AND A PORTION OF THE ABANDONED RIGHT-OF-WAY OF FRANCIS AVENUE LYING BETWEEN LOT 6, BLOCK 7 AND LOT 1, BLOCK 8, REVISED PLAT OF PALM HAVEN SUBDIVISION (PALM HAVEN SUBDIVISION UNIT 1), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 51, AS REVISED IN PLAT BOOK 8, PAGE 44 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

KNOWN ALL MEN BY THESE PRESENTS THAT GRANADA STREET PROPERTIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE LANDS SHOWN HEREON AS GRANADA STREET COTTAGES, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1. THE 5 FOOT ADDITIONAL RIGHT OF WAY FOR GRANADA STREET IS HEREBY DEDICATED TO THE CITY OF FT. PIERCE FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE CITY OF FT. PIERCE.

IN WITNESS WHEREOF, THE ABOVE NAMED GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS ____ DAY OF _____, 2020.

GRANADA STREET PROPERTIES, LLC
 BY: _____
 PRESIDENT

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:
 WITNESS: _____
 WITNESS: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, AS PRESIDENT OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS PRESIDENT OF SAID COMPANY.

 (SEAL)
 NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AS SHOWN ON THIS PLAT IS IN THE NAME OF GRANADA STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASD OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTIN 197.192, F.S. HAVE BEEN PAID.

DATED THIS ____ DAY OF _____, 2020.

ATTORNEY NAME: _____
 ADDRESS: _____

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION

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 _____, 2020.

 LINDA COX
 CITY CLERK
 FT. PIERCE, FLORIDA

PLANNING AND DEVELOPMENT APPROVAL

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE HI-MEDIUM ZONING DISTRICT, AS SET FORTH IN SECTION 0.01.00 OF THE CITY OF FT. PIERCE DEVELOPMENT CODE.

 JENNIFER HOFMEISTER, DIRECTOR
 PLANNING DEPARTMENT
 FT. PIERCE, FLORIDA

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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

THIS ____ DAY OF _____, 2020.

 PETER J. SWEENEY
 CITY ATTORNEY
 FT. PIERCE, FLORIDA

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 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(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ____ DAY OF _____, 2020.

 JOSEPH E. SMITH
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, 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 REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS ____ DAY OF _____, 2020

 GREGORY S. FLEMING
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 4350

SURVEYOR'S NOTES

1. THE CENTERLINE OF GRANADA STREET IS ASSUMED TO BEAR NORTH 18°37'29" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2. NO BUILDINGS OR ANY KIND OF OBSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
3. LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AT POINT OF INTERSECTIONS AND/OR CHANGE IN DIRECTION AS REQUIRED BY CHAPTER 177, FLORIDA STATUTE.

SURVEYOR'S CERTIFICATE

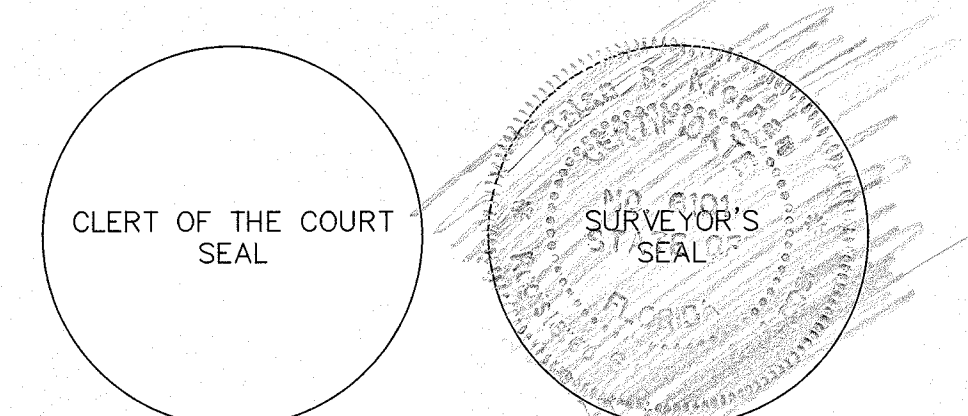
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY MADE UNDER MY DIRECTION AND CHARGE, THAT SAID SURVEY COMPLIES WITH CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.061, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

CIVLSURV DESIGN GROUP, INC.
 BY: _____
 BRIAN C. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6101
 DATE OF SIGNATURE: 4/1/2020

PREPARED IN THE OFFICE OF:
 CIVLSURV DESIGN GROUP, INC.
 2400 RHODE ISLAND AVENUE
 FT. PIERCE, FLORIDA 34950
 CERTIFICATION NUMBER: LB 7805

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.

NOTICE: 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.



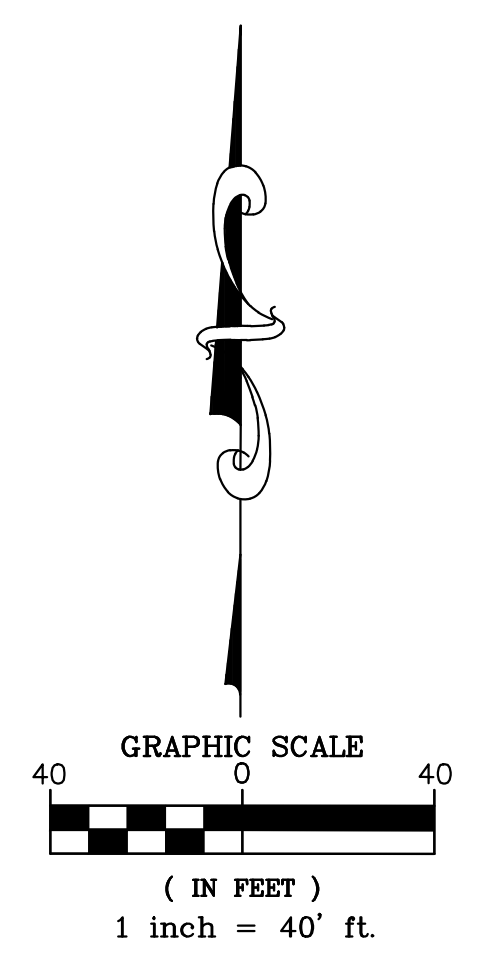
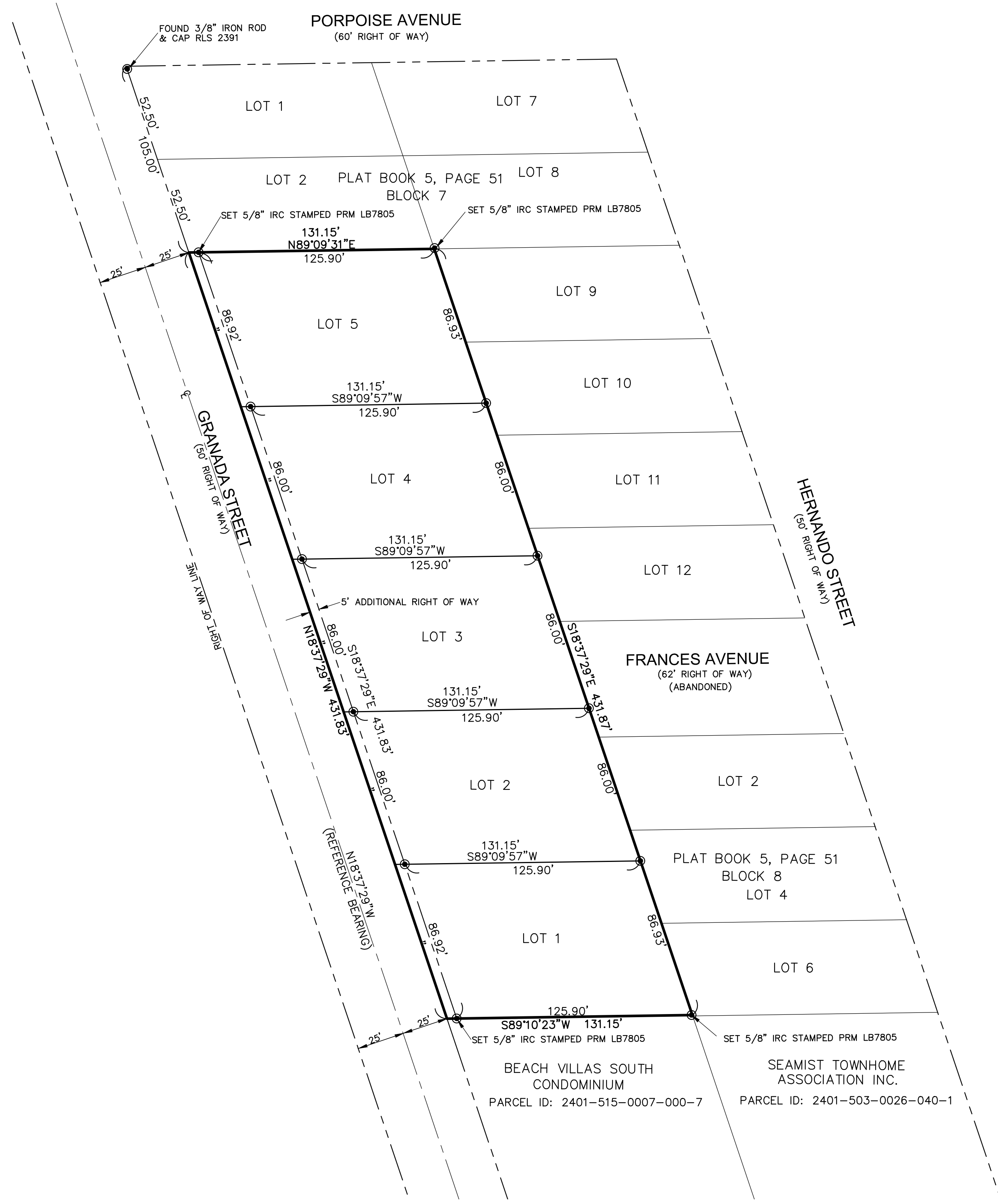
CIVLSURV
 CIVLSURV DESIGN GROUP, INC.
 2400 Rhode Island Avenue Ft. Pierce, FL 33950 Tel: 772-323-2244

SHEET NO.
 1
 OF
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GRANADA STREET COTTAGES

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PLAT BOOK _____
 PAGE _____
 DOCKET _____



- LEGEND & ABBREVIATIONS**
- O.R.B. - OFFICIAL RECORDS BOOK
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - C+ - CENTERLINE
 - (D) - DEED
 - (M) - MEASURED
 - (C) - CALCULATED
 - L.B. - LICENSED BUSINESS
 - ID - IDENTIFICATION
 - ⊙ - SET IRON 5/8" IRON ROD & CAP LB7805
 - IRC - IRON ROD AND CAP