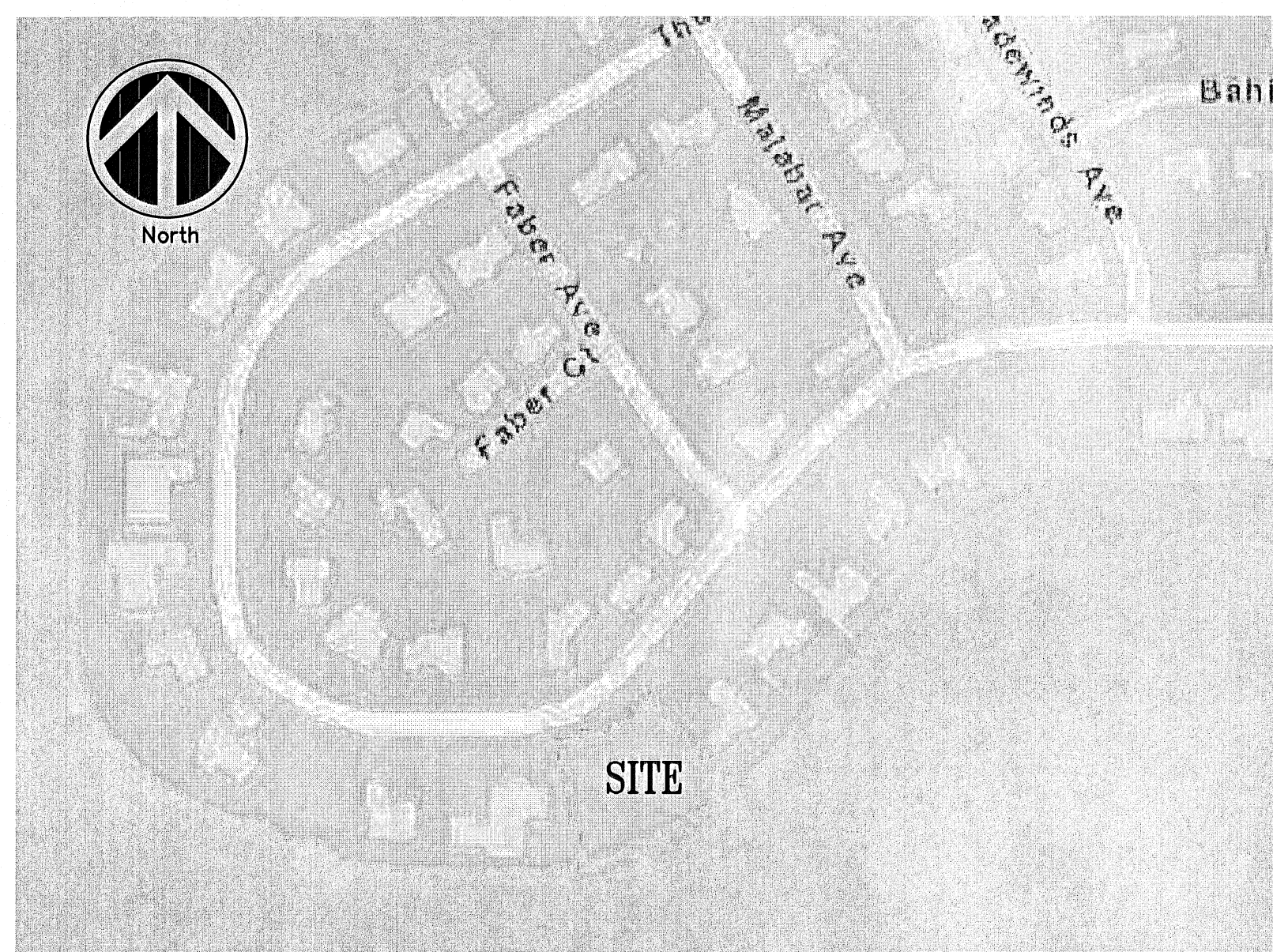


CULVERHOUSE ESTATES

BEING A RE-PLAT OF LOTS 28, 29 AND 30, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
 PAGE _____
 DOCKET NO. _____



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION

PARCEL #1:

THE EAST 1/2 OF LOT 28, AND ALL OF LOT 29, BLOCK 1, THUMB POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 28, RUN WESTERLY ALONG THE NORTHERLY LINE OF LOT 28, 42.50 FEET, THENCE RUN SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 28, SAID POINT BEING 81.72 FEET EAST OF THE SOUTHWEST CORNER OF LOT 28, THENCE RUN EAST AND NORTHEASTERLY 81.73 FEET TO THE SOUTHEAST CORNER OF LOT 28, THENCE RUN NORTHWESTERLY 205.3 FEET TO THE POINT OF BEGINNING, ALL THE ABOVE BEING IN BLOCK 1, THUMB POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF SAINT LUCIE COUNTY FLORIDA.

PARCEL #2:

LOT 30, BLOCK 1, THUMB POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

JOHN B. CULVERHOUSE, SR., AND JOHN B. CULVERHOUSE, JR. WHO ARE PRIVATE CITIZENS, AS TO LOTS 1-3 OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, THOROUGHFARES, PARKS AND UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF CULVERHOUSE ESTATES TO THE USE OF THE GENERAL PUBLIC FOREVER

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THIS CERTIFICATION TO BE EXECUTED IN THEIR NAME THIS _____ DAY OF _____, 2019.

BY: _____ JOHN B.
 CULVERHOUSE, SR.

BY: _____ JOHN B.
 CULVERHOUSE, JR.

CITY OF FORT PIERCE
 COUNTY OF ST. LUCIE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN B. CULVERHOUSE, SR. AND JOHN B. CULVERHOUSE, JR., OWNERS OF CULVERHOUSE ESTATES, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OWNERS OF AND ON BEHALF OF CULVERHOUSE ESTATES.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, ST. LUCIE COUNTY, THIS _____ DAY OF _____, 2019.

SEAL:

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2019.

 CHAIR, BOARD OF COUNTY COMMISSIONERS
 ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE CLERK OF CIRCUIT COURT

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 _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2019.

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

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSIONS REQUIREMENTS OF THE ZONING DISTRICT R2 (SINGLE FAMILY, INTERMEDIATE DENSITY), AS SET FORTH IN SECTION 7.04.00, OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

 ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE COUNTY ATTORNEY

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

THIS PLAT IS APPROVED AS TO FORM.

 DANIEL S. MCINTYRE, COUNTY ATTORNEY
 ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE COUNTY ENGINEER

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM SUBDIVISION PLATTING REQUIREMENTS AS SET FORTH IN SECTION _____ OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE

 COUNTY ENGINEER
 ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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

 ROD REED, P.L.S 3916
 COUNTY SURVEYOR
 ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF TITLE

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

I, FRANK H. FEE, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO BE VESTED IN JOHN B. CULVERHOUSE, A/K/A JOHN B. CULVERHOUSE, SR. AND JOHN B. CULVERHOUSE, JR.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL ST. LUCIE COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

 FRANK H. FEE, III, ATTORNEY AT LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
 COUNTY OF ST. LUCIE

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

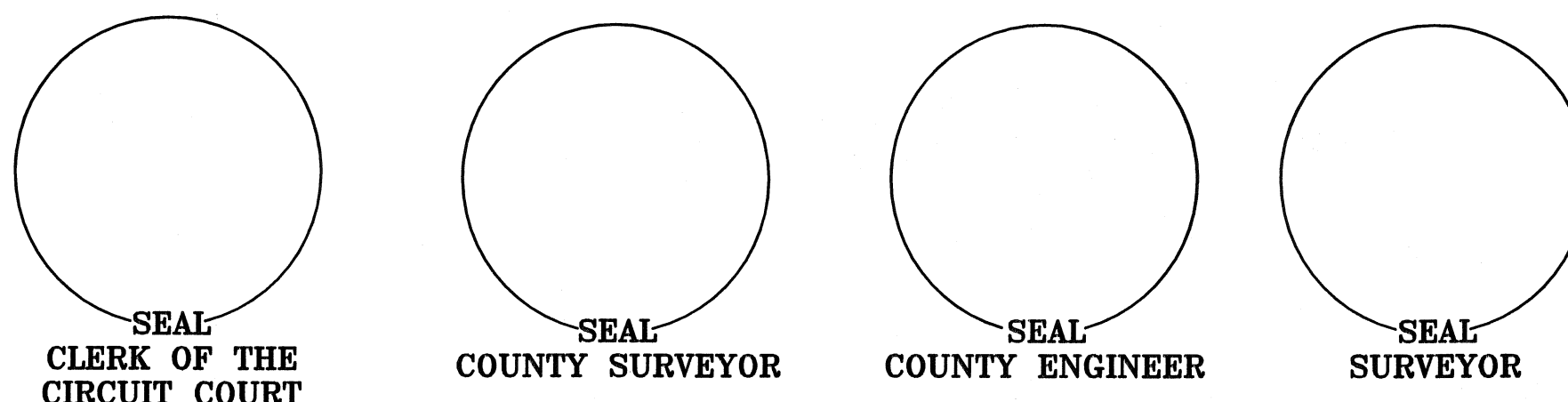
DATED THIS 11th DAY OF September, 2019.

 MATTHEW CROWLEY,
 FLORIDA CERTIFICATE NO. 7214

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.

PREPARED BY: MATTHEW CROWLEY, PSM#7214
 MERIDIAN LAND SURVEYORS LB6905
 DATE OF PREPARATION: SEPTEMBER 9, 2019



SEAL
 CLERK OF THE
 CIRCUIT COURT

SEAL
 COUNTY SURVEYOR

SEAL
 COUNTY ENGINEER

SEAL
 SURVEYOR



MERIDIAN
 LAND SURVEYORS
 1717 INDIAN RIVER BLVD, SUITE 201
 VERO BEACH, FL. 32960 LB#6905
 PHONE: 772-794-1213, FAX: 772-794-1096
 EMAIL: LB6905@BELLSOUTH.NET



SHEET
 1 of 2

CULVERHOUSE ESTATES

BEING A RE-PLAT OF LOTS 28, 29 AND 30, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A TRACT OF LAND LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

CFN _____
CLERK'S FILE NO. _____

* COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 481, PAGE 1103, AND OFFICAL RECORD BOOK 3848, PAGE 1748, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

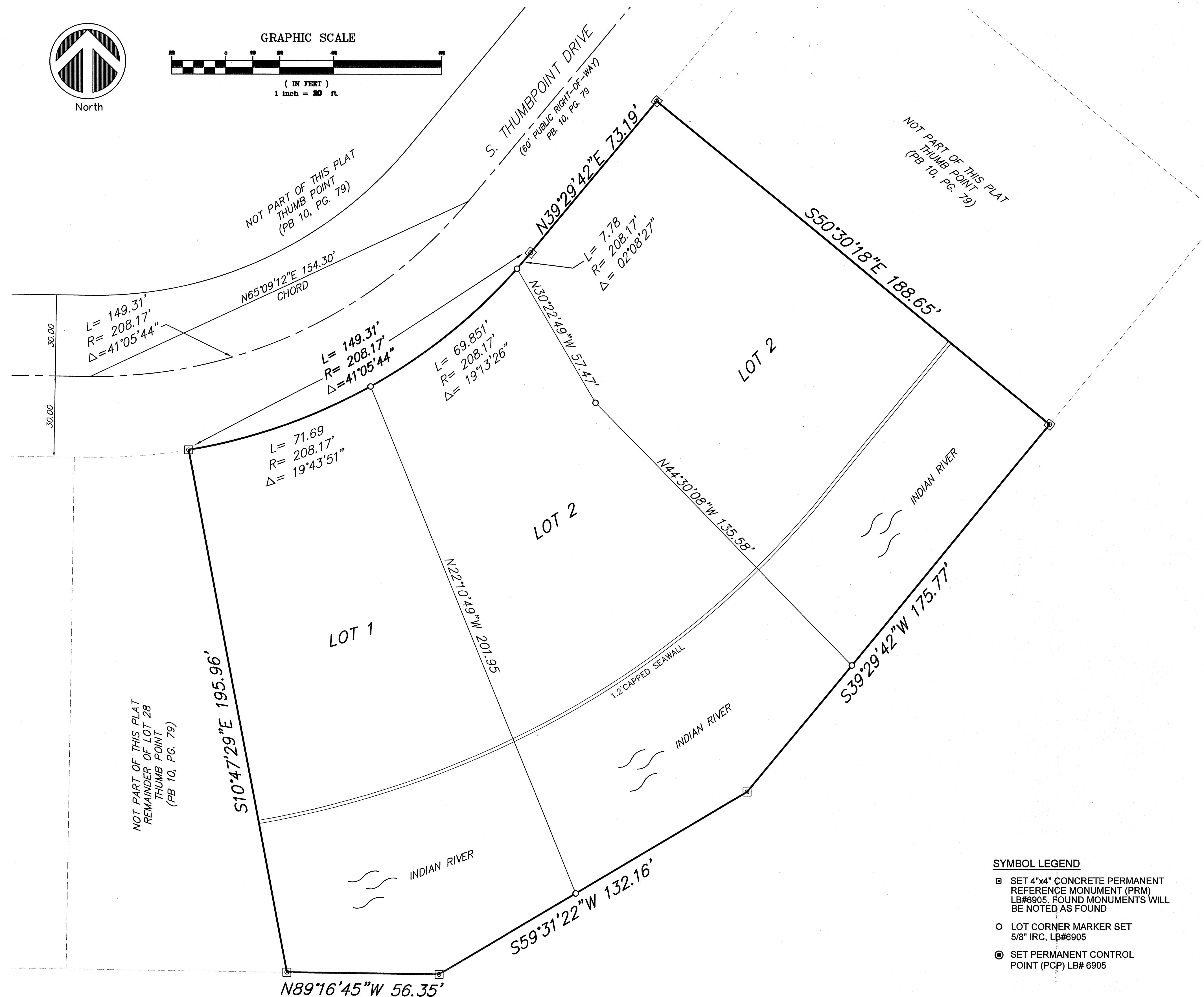
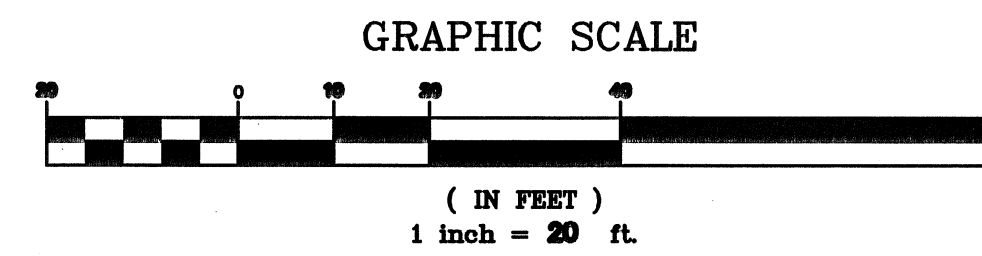
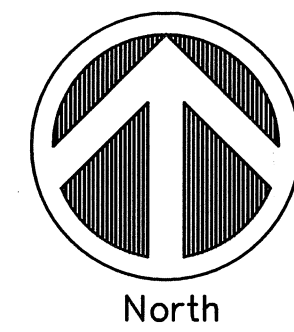
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SURVEYOR'S NOTES:

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES "AE ", ELEV.= 5.9', PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16, 2012.
- 2) THE BEARING BASE FOR THIS SURVEY IS S50°30'18"E, ALONG THE NORTHEAST PROPERTY LINE OF LOT 30, RELATIVE TO THE FLORIDA EAST ZONE MERCATOR PROJECTION AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- 4) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 6905".
- 5) PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP HSBS LB 6905".
- 6) LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED "HSBS LB 6905".
- 7) THE SUBJECT TRACT CONTAINS APPROXIMATELY 1.31 ACRES (57,253.64 ^{sq}/ft.)

C.M. = CONCRETE MONUMENT
C.C.R. = CERTIFIED CORNER RECORD
R = RADIUS
RP = RADIUS POINT
Δ = CENTRAL ANGLE
L = ARC LENGTH
CH = CHORD
PB = PLAT BOOK
PBS = PLAT BOOK SAINT LUCIE COUNTY
O.R. = OFFICIAL RECORD BOOK
PG. = PAGE
P.L.S. = PROFESSIONAL LAND SURVEYOR
(R) = RADIAL
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

L.E. = LANDSCAPE EASEMENT
L.A.E. = LIMITED ACCESS EASEMENT
NAVD = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
(TYP.) = TYPICAL
L.B. = LAND SURVEYING BUSINESS
IRC = IRON ROD WITH CAP
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT



SYMBOL LEGEND

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905, FOUND MONUMENTS WILL BE NOTED AS FOUND
- LOT CORNER MARKER SET 5/8" IRC, LB#6905
- SET PERMANENT CONTROL POINT (PCP) LB# 6905

PREPARED BY: MATTHEW CROWLEY,
PSM#7214
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION: SEPTEMBER 9, 2019

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
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SHEET
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