



Subdivision

Property address or Location Magnolia Square- Liberty Square Way, Franklin Square LN, & 3334 Madison Square LN Fort Pierce, FL 34982

Parcel ID #(s) See attached

Project description Re-Plat of Magnolia Square (Plat Book 51, Page 28). New boundaries for 18 lots for buildings C, D, and E.

LALLY DEVELOPMENT, INC

Property Owner(s)

See Attached

Street Address

City

State

Zip

Phone Number

Email Address

SUNVEER@OUTLOOK.COM

Applicant/Representative, Title, Company

Tim Foster, Vice President, Caulfield & Wheeler Inc.

Street Address

7900 Glades Road

City

Boca Raton

State

FL

Zip

33434

Phone Number

561-392-1991

Email Address

tim@cwiassoc.com

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.

Tim Foster **PRESIDENT LALLY DEVELOPMENT INC**

Property Owner(s) Signature(s)

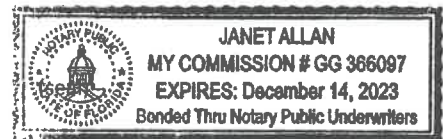
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of January, 2020, by

_____ who is personally known to me or has produced

_____ as identification.

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 # _____



Intake Date Stamp

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
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

PURSUANT TO THE ISSUANCE OF TITLE INSURANCE
THIS INSTRUMENT PREPARED BY AND RETURN TO:

Aaron Kopczyk
Southeast Professional Title, LLC
151 Southhall Lane, Ste. 230
Maitland, FL 32751

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 24 day of **February, 2015** by **James H. Benson II**, whose post office address is **5621 Chipola Circle, Orlando, FL 32839** herein called the Grantor, to **Lally Development, Inc., a Florida Corporation**, whose post office address is **3501 West Colonial Drive, Orlando, Florida 32808**, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

Parcel 1:

Lots 19, 20, 22, 23, 25, 26, 28, 30, 31, 32, 33, 34, 35, 36, 43, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 72, 74, 75, 76, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

And

Parcel 2:

Lots 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

This is not now, nor ever has been the constitutional homestead property of the Grantor.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

File No: 15-0235

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

James H. Benson II

Aaron Kopczyk

Witness #1 Printed Name

[Handwritten Signature]

Witness #2 Signature

[Handwritten Signature]

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of February, 2015 by James H. Benson II who is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

SEAL



My Commission Expires:

[Handwritten Signature]

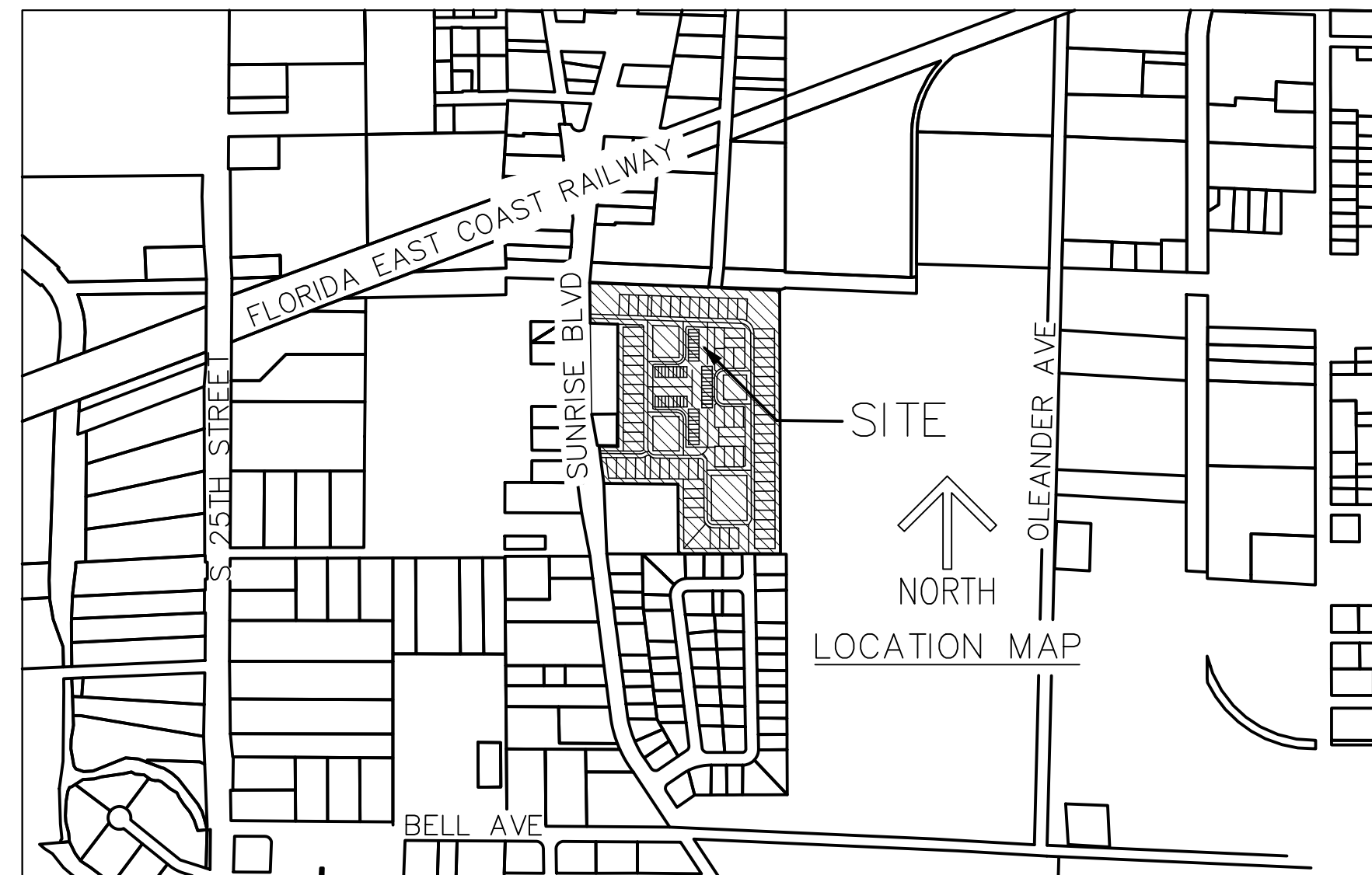
Notary Public **Aaron Kopczyk**

Printed Notary Name

BOUNDARY SURVEY

MAGNOLIA SQUARE TOWNHOUSE TRACT

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA,



TITLE VESTED IN: LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION

BEING THE SAME PROPERTY CONVEYED TO LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION, BY VIRTUE OF THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3726, PAGE 1307, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE FOLLOWING IS A PARTIAL LIST OF EXCEPTIONS WHICH CORRESPOND TO THE EXCEPTIONS CONTAINED IN THE REPORT OF TITLE BY NVR SETTLEMENT SERVICES OF MARYLAND INC., WITH AN EFFECTIVE DATE OF 2/26/2020

DESCRIPTION:

A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWNHOUSE TRACT, LESS BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,554 SQUARE FEET, 2.148 ACRES, MORE OR LESS.

TITLE MATTERS:

- Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded January 6, 2006 in Official Records Book 2456, page 2190, of the Public Records of St. Lucie County, Florida together with all amendments thereto, which provide for but not limited to charges and/or assessment fees of the Public Records of St. Lucie County, Florida.
AFFECTS
- First Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded January 17, 2006 in Official Records Book 2463, page 372, of the Public Records of St. Lucie County, Florida.
AFFECTS
- Declaration of Party Facilities for Magnolia Square recorded May 4, 2006 in Official Records Book 2552, page 2441, of the Public Records of St. Lucie County, Florida.
AFFECTS
- Second Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded April 5, 2011 in Official Records Book 3282, page 626, of the Public Records of St. Lucie County, Florida.
AFFECTS
- Third Amendment to the Declaration of Covenants, Restrictions and Easements for Magnolia Square recorded September 30, 2011 in Official Records Book 3328, page 932, of the Public Records of St. Lucie County, Florida.
AFFECTS
- Assignment and Assumption of Development Rights and Declarant's Rights and Obligations Agreement from The Sandpiper Group, LLC to BRI 3, LLC recorded August 21, 2012 in Official Records Book 3423, Page 1282, of the Public Records of St. Lucie County, Florida.
AFFECTS
- Quit Claim Assignment of Declarant Rights from BRI 3, LLC to James H. Benson, II recorded March 16, 2015 in Official Records Book 3725, page 722 of the Public Records of St. Lucie County, Florida.
AFFECTS

EASEMENTS, RIGHTS OF WAYS AND OTHER EXCEPTIONS:

- Drainage Easement in favor of St. Lucie County recorded July 23, 1964 in Official Records Book 94, page 432 and 433, of the Public Records of St. Lucie County, Florida.
DOCUMENT NOT SUPPLIED
- Ordinance by City of Fort Pierce recorded in Official Records Book 2919, page 2 of the Public Records of St. Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS
- Notice of Waste/Wastewater Supply Agreement recorded in Official Records Book 3117, page 2770, of the Public Records of St. Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS
- Development Agreement dated March 5, 2018 by and between Lally Development, Incorporated and the City of Ft. Pierce, Florida, recorded on March 8, 2018 in Official Records Book 4106, page 995, of the Public Records of St. Lucie County, Florida.
AFFECTS-NO PLOTTABLE ITEMS

PLATS:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MARAVILLA HEIGHTS recorded in Plat Book 51, page 1, of the Public Records of St. Lucie County, Florida.
RE-PLATTED AS MAGNOLIA SQUARE
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAGNOLIA SQUARE recorded in Plat Book 51, pages 26 through 30 and amended by surveyors affidavit recorded in Official Records Book 2633, Page 2982 and rerecorded in Book 2634, page 1607, all of the Public Records of St. Lucie County, Florida.
AFFECTS-PLOTTED
- Partial Release and Modification of platted utility easement recorded in Official Records Book 2470, page 1378, of the Public Records of St. Lucie County, Florida.
AFFECTS-PLOTTED

INDEX:

- SHEET 1: COVER SHEET
- SHEET 2: ALTA/NSPS LAND TITLE SURVEY

NOTES

- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF TOWNHOUSE TRACT, SAID NORTH LINE HAVING A GRID BEARING OF NORTH 88°01'52" WEST. BEARINGS ARE BASED ON GPS MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- THE DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS NOT LOCATED AT THE REQUEST OF THE CLIENT.
- FLOOD ZONE: "X"; FIRM MAP NO. 12111C(188)(189)J, COMMUNITY NO. 120286; DATED: FEBRUARY 16, 2012.
- THERE ARE NOT GAPS, GORES OR HIATUSES, THE TRACTS ARE CONTIGUOUS ALONG THEIR BOUNDARIES.

CERTIFIED TO:

LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION.
NVR SETTLEMENT SERVICES OF MARYLAND INC.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED ALTA/NSPS LAND TITLE SURVEY OF THE HEREOF DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 3, 2020. I FURTHER CERTIFY THAT THIS ALTA/NSPS LAND TITLE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

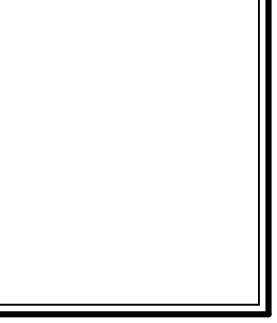
[Signature]
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR & MAPPER #6272
STATE OF FLORIDA - LB #3591

MINOR DRAFTING REVISION DUE TO	07/01/2020	RLF	BY
CITY OF FORT PIERCE REVIEW			
REVISIONS	DATE		
FILE NAME - 8116-SUR			

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

MAGNOLIA SQUARE TOWNHOUSE TRACT
BOUNDARY SURVEY

DATE 03/18/2020
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN



JOB # 8116
SHT. NO. 1
OF 2 SHEETS



MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

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(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

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA, A NOT-FOR-PROFIT CORPORATION, AND LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "MAGOLIA TOWNHOMES" BEING A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE TOWNHOUSE TRACT, TOGETHER WITH BUILDING "C", BUILDING "D", AND BUILDING "E", LESS, BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,554 SQUARE FEET, 2.148 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A IS RESERVED FOR THE OWNER, THEIR SUCCESSORS AND ASSIGNS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS UE, ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE FACILITIES. SUCH UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. LANDS ENCUMBERED BY SUCH EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE.

WITNESS: _____
MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: SUNVEER LALLY
PRINT NAME

WITNESS: _____
LALLY DEVELOPMENT INC.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: JASVINDER LALLY
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY SUNVEER LALLY, PRESIDENT, ON BEHALF OF MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE LIMITED NOT-FOR-PROFIT CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JASVINDER LALLY, PRESIDENT, ON BEHALF OF LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

SURVEYORS REVIEW CERTIFICATE:

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, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2020.

BY: _____

GREGORY S. FLEMING, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4350

PLANNING AND ZONING APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD ZONING DISTRICT, AS SET FORTH IN SECTION 22.31 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2020.

PRINT NAME: JENNIFER HOFMEISTER

BY: _____
JENNIFER HOFMEISTER, AICP, LCAM
PLANNING DIRECTOR
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

CITY ATTORNEY:

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

THIS _____ DAY OF _____, 2020.

PRINT NAME _____

BY: _____

PETER J. SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE:

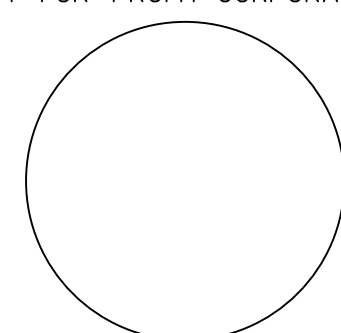
STATE OF FLORIDA
COUNTY OF ST. LUCIE
PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2020.

FORT PIERCE CITY COMMISSION

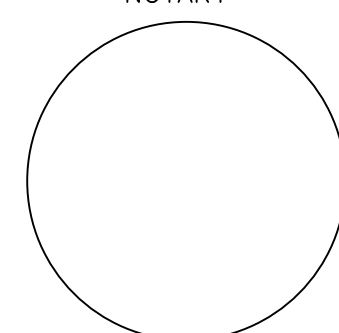
BY: _____ PRINT NAME _____

CITY CLERK: LINDA COX

MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION



MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION
NOTARY



TITLE CERTIFICATION:

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

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF LALLY DEVELOPMENT, INC., A FLORIDA CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A) NONE

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS _____ DAY OF _____, 2020.

_____, ATTORNEY

FLORIDA BAR NO.: _____

SURVEY NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF TOWNHOUSE TRACT, SAID NORTH LINE HAVING A GRID BEARING OF NORTH 88°01'52" WEST. BEARINGS ARE BASED ON GPS MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

CERTIFICATE OF SURVEYOR AND MAPPER:

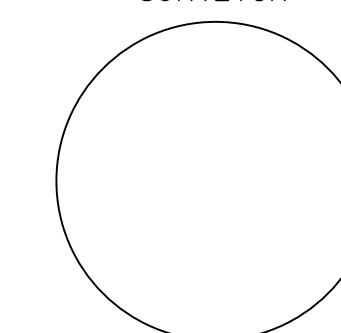
I, RONNIE L. FURNISS, HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATED: _____

BY: _____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561-392-1991)
CERTIFICATION OF AUTHORIZATION NO. LB 3591

SURVEYOR



MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE
AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

LEGEND/ABBREVIATIONS

- ☐ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- L - ARC LENGTH
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LSE - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
SET 4"x4" CONC MON AND DISK STAMPED
"C&W PRM LB 3591"
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
SET NAIL AND DISK STAMPED
"C&W PRM LB 3591"

