



TO: Technical Review Committee

FROM: Planning Department

RE: Technical Review Project: #22-4100001
(Plat / Subdivision)

BOARD DATE: May 19, 2022

Replat – Avalon Crossing – 2607 Jenkins Road

**2419-702-0014-000-8, 2419-702-0015-000-5, 2419-702-0016-000-2, 2419-702-0017-000-9,
2419-702-0018-000-6, 2419-702-0019-000-3, 2419-702-0020-000-3**

The above referenced project is being submitted for your review and comments. The applicant is requesting a platting of Phase II of Avalon Crossing. The proposed plat would add 166 residential units to the Future Land Use Tracts 1-7 of Avalon Crossing. The subject property is located at 2607 Jenkins Road.

Please send all comments to planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department.

If you have comments, please respond prior to Tuesday, May 17, 2022.

If you have any questions, please contact the Planning Department at 772-467-3737.

Thank You



Subdivision

Property address or Location 2607 S. Jenkins Road

Parcel ID #(s) 2419-702-0014-000-8, 2419-702-0015-000-5, 2419-702-0016-000-2, 2419-702-0017-000-9, 2419-702-0018-000-6, 2419-702-0019-000-3, 2419-702-0020-000-3

Project description Platting of Phase II of Avalon Crossing, a residential subdivision adding 166 residential units to the Future Land Use Tracts 1-7 of Avalon Crossing

Neill Farms FP LLC
c/o Anthony Verderame

Property Owner(s)
601 N. CONGRESS AVENUE SUITE 302

Street Address
DELRAY BEACH, FL 33445

City State Zip
321-693-6506

Phone Number
marcv214@gmail.com/paladineplan@yahoo.com

Email Address

Engineering Design & Construction Inc.
David Baggett PE, Project Manager

Applicant/Representative, Title, Company
10250 SW Village Parkway, Suite 201

Street Address
Port St. Lucie, FL 34987

City State Zip
772-462-2455

Phone Number
davidbaggett@edc-inc.com

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.

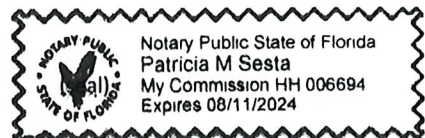
David C. Baggett Authorized Agent to Neill Farms FP, LLC
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 7th day of April, 20 22 by

David C. Baggett who is personally known to me or has produced
as identification.

Patricia M. Sesta
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

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Donald J. Thomas, Esq.
CBR Law Group, LLLP
165 East Palmetto Park Road
Second Floor
Boca Raton, FL 33432

Property Appraisers Parcel Identification (Folio) Numbers:

2419-313-0002-0007 - Parcel 1
2419-323-0002-0008 - Parcel 2
2419-323-0001-0001 - Parcel 3
2419-313-0001-0000 - Parcel 4
2419-313-0001-0103 - Parcel 5
2419-701-0001-0001 - Parcel 6
2419-311-0002-0001 - Parcel 7
2419-314-0002-0000 - Parcel 8

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28 day of Nov, 2018 by **CGV Investments, LLC, a Florida Limited Liability Company**, whose post office address PO Box 8112170, Boca Raton, FL 33481, herein called the grantors and **Neill Farms FP LLC, a Florida Limited Liability Company**, whose post office address is 1001 S Congress Ave # 201, herein called the Grantee:
Delray Beach, FL 33445

(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)

W I T N E S S E T H: That the grantors, 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.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

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.

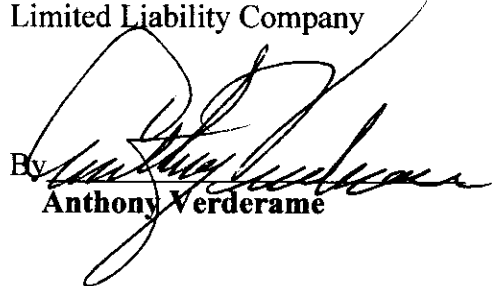
AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said

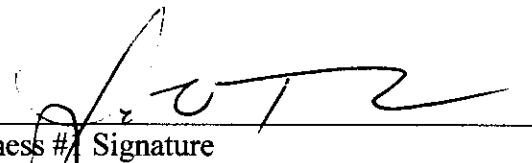
land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

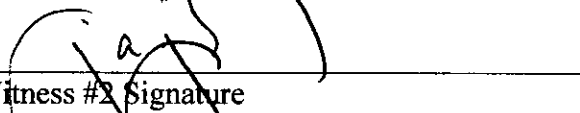
Signed, sealed and delivered in the presence of:

CGV Investments, LLC, a Florida Limited Liability Company

By 
Anthony Verderame


Witness #1 Signature

Carver W. Townley
Witness #1 Printed Name


Witness #2 Signature

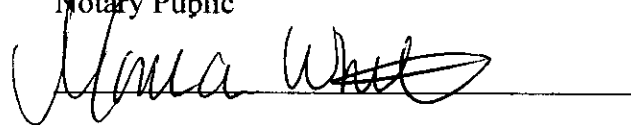
Jordan A. Jordan
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of November, 2018 by Anthony Verderame as Managing Member of CGV Investments, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

SEAL



Monica Butler-White
Notary Public


Printed Notary Name

EXHIBIT A – LEGAL DESCRIPTION

Parcel 1:

A parcel of land lying in and being a part of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

The South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the East 33 feet thereof for road right of way, and also Less the North 450 feet of the West 581 feet of the East 614 feet thereof;

Together with Parcel 2:

The Northeast quarter (1/4) of the Southwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 3:

Northwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 4:

The West 60 feet of the Southwest quarter (1/4) of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section; Less the South 42.5 feet thereof for canal right of way, and the South half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida:

Together with Parcel 5:

The North half (1/2) of the South half (1/2) of the Northwest quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Together with Parcel 6:

All of Ideal Subdivision, according to the plat thereof, as recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida; being in the North 13.12 acres of the Northeast quarter (1/4) of the Southwest quarter (1/4) of section 19, Township 35 South, Range 40 East; Less right of way for canal and public roads, Less and except a tract of land, being a part of thereof, described as the North 137 feet of the East 330.96 feet of that certain tract lying South of a 103 foot canal right of way as shown on the amended plat of Ideal Subdivision, recorded in Plat Book 7, Page 4, of the Public Records of St. Lucie County, Florida, less and except the East 33 feet thereof.

Together with Parcel 7:

The South 7.68 acres of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, Less and except the tract of land, being a part thereof, described as follows: Beginning at the Southeast corner of the North half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of Section 19, Township 35 South, Range 40 East, thence, run West, a distance of 223 feet; thence run North, a distance of 226.02 feet; thence, run East, a distance of 223 feet; thence run South, a distance of 226.0 feet to the Point of Beginning, all being in St. Lucie County, Florida.

Together with Parcel 8:

The East 614 feet of the North 450 feet of the South half (1/2) of the Northeast quarter (1/4) of the Southwest quarter (1/4) of said Section, Less the North 200 feet of the East 333 Feet thereof, and also Less the East 33 feet thereof for road right of way, Section 19, Township 35 South, Range 40 East, all lying in St. Lucie County, Florida.

Neill Farms FP, LLC
601 N. Congress Avenue, Suite 302
Delray Beach, FL 33445

AGENT CONSENT FORM

Project Name: Avalon Crossings (FKA Neill Farms)


Parcel ID: 2419-313-0001-000-0, 2419-323-0002-000-8, 2419-323-0001-000-1, 2419-313-0002-000-7, 2419-314-0002-000-0, 2419-311-0002-000-1 and 2419-701-0001-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED ANTHONY VERDERAME, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

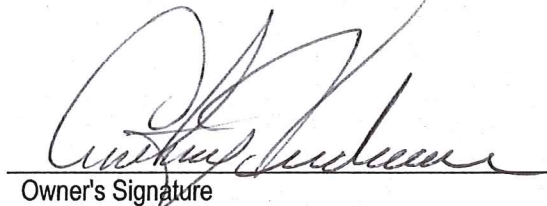
The foregoing instrument was acknowledged before me this 23 day of DECEMBER 20 19 by ANTHONY VERDERAME (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.



Notary Signature

KENIA A. OLIVEIRA

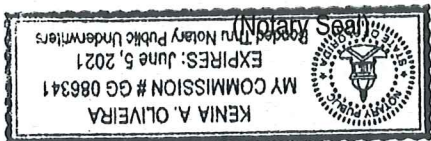
Printed Name of Notary



Owner's Signature

ANTHONY VERDERAME

Owner's Name



JUNE 5, 2021

My commission expires

10173 Matraw Pl.

Street Address

Golden Oak, FL. 32836

City, State, Zip

verderame53@gmail.com

Telephone / Email



Avalon Crossing Phase II

Parcel Information:

1. 2419-702-0014-000-8 Neill Farms FP LLC 4.32 acres
2. 2419-702-0015-000-5 Neill Farms FP LLC 2.707 acres
3. 2419-702-0016-000-2 Neill Farms FP LLC 1.560 acres
4. 2419-702-0017-000-9 Neill Farms FP LLC 5.662 acres
5. 2419-702-0018-000-6 Neill Farms FP LLC 2.800 acres
6. 2419-702-0019-000-3 Neill Farms FP LLC 1.832 acres
7. 2419-702-0020-000-3 Neill Farms FP LLC 4.984 acres

2419-702-0014-000-8, 2419-702-0015-000-5, 2419-702-0016-000-2, 2419-702-0017-000-9, 2419-702-0018-000-6, 2419-702-0019-000-3, 2419-702-0020-000-3

AVALON CROSSING PHASE II

BEING A REPLAT OF FUTURE USE TRACTS 1, 2, 3, 4, 5, 6, AND 7 ACCORDING TO THE PLAT OF AVALON CROSSING, AS RECORDED IN PLAT BOOK 93, PAGE 24, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
 FUTURE USE TRACTS 1, 2, 3, 4, 5, 6, AND 7 ACCORDING TO THE PLAT OF AVALON CROSSING, AS RECORDED IN PLAT BOOK 93, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 23.88 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
 COUNTY OF ST. LUCIE
 NEILL FARMS FP LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY AFFIRM AS FOLLOWS:

- ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF FORT PIERCE, AVALON CROSSING MASTER HOA, INC., ST. LUCIE COUNTY, FORT PIERCE UTILITY AUTHORITY, THEIR SUCCESSORS AND/OR ASSIGNS ON THE PLAT OF AVALON CROSSING, RECORDED IN PLAT BOOK 93, PAGE 24, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE VACATED, ANNULLED OR TERMINATED AND ARE HEREBY REAFFIRMED.

IN WITNESS WHEREOF, NEILL FARMS FP LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20____.

NEILL FARMS FP LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
 PRINTED NAME: _____
 POSITION: _____
 WITNESS _____ WITNESS _____

 PRINTED NAME PRINTED NAME

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ THE _____ OF NEILL FARMS FP LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____
 PRINT NAME: _____
 NOTARY PUBLIC
 STATE OF _____ AT LARGE
 MY COMMISSION EXPIRES: _____

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
 COUNTY OF _____
 NVR, INC., ("MORTGAGEE"), THE OWNER AND HOLDER OF THOSE CERTAIN INDEMNITY MORTGAGES, BOTH DATED THE 30TH DAY OF JANUARY 2019, AND RECORDED IN O.R. BOOK 4228 PAGE 1392 AND O.R. BOOK 4228 PAGE 1404, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.
 DATED THIS _____ DAY OF _____, 20____

NVR, INC. WITNESS
 BY: _____
 PRINT NAME: _____ PRINTED NAME _____
 POSITION: _____
 [CORPORATE SEAL] _____
 PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ THE _____ OF NVR INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF ST. LUCIE
 I, LEE GOLDBERG, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____ DATED _____, 20____, AND DESIGNATED AS _____ (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: NEILL FARMS FP LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR: THOSE CERTAIN INDEMNITY MORTGAGES, BOTH DATED THE 30TH DAY OF JANUARY 2019, AND RECORDED IN O.R. BOOK 4228 PAGE 1392 AND O.R. BOOK 4228 PAGE 1404, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 DATED: THE _____ DAY OF _____, 20____
 BY: _____
 LEE GOLDBERG
 LEE H. GOLDBERG, P.C.
 FLORIDA BAR NO. 906913

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 _____, 20____

BY: _____
 GREGORY S. FLEMING
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 20____

BY: _____
 JENNIFER HOFMEISTER, AICP
 DIRECTOR OF PLANNING
 CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

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

THIS _____ DAY OF _____, 20____

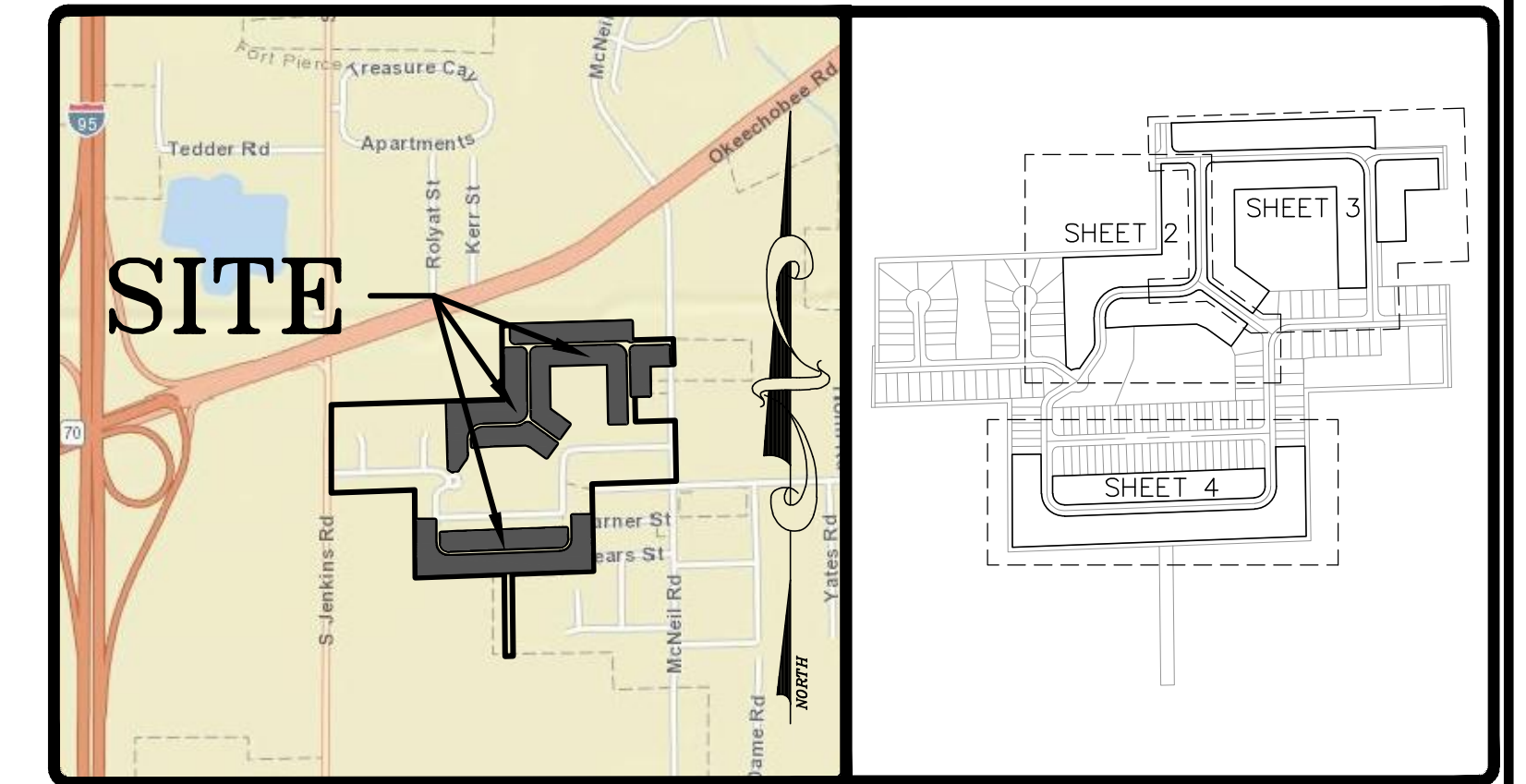
BY: _____
 PETER SWEENEY
 CITY ATTORNEY
 CITY OF FORT PIERCE, FLORIDA

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 _____, 20____

FORT PIERCE CITY COMMISSION

BY: _____
 LINDA COX
 CITY CLERK



SITE MAP
NOT TO SCALE

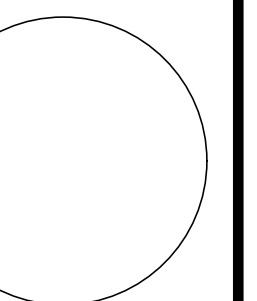
KEY MAP
NOT TO SCALE

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
 COUNTY OF ST. LUCIE
 I, MICHELLE R. MILLER, 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 OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

BY: _____
 MICHELLE R. MILLER
 CLERK OF THE CIRCUIT COURT
 ST. LUCIE COUNTY, FLORIDA

CLERK OF CIRCUIT COURT SEAL



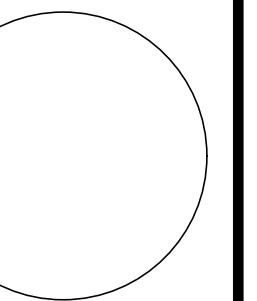
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF AVALON CROSSING PHASE II IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 20____

BY: _____
 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 5556
 EDC, INC.
 LB#8098
 10250 SW VILLAGE PARKWAY
 PORT ST. LUCIE, FLORIDA 34987

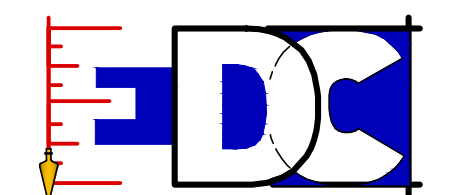
SURVEYOR SEAL



NOTES:

- 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S60°24'56"W.
- PLAT CONTAINS 74.19 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS • SURVEYORS • ENVIRONMENTAL

PORT SAINT LUCIE
 10250 SW VILLAGE PARKWAY SUITE 201
 PORT SAINT LUCIE, FL 34987
 ☎ 772-340-4990

© www.edc-inc.com
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8998

AVALON CROSSING PHASE II

BEING A REPLAT OF FUTURE USE TRACTS 1, 2, 3, 4, 5, 6, AND 7 ACCORDING TO THE PLAT OF AVALON CROSSING, AS RECORDED IN PLAT BOOK 93, PAGE 24, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

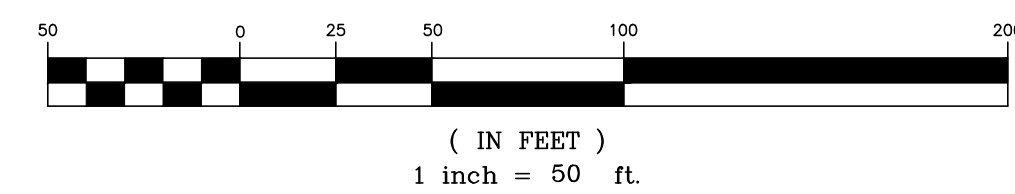
(UNPLATTED)
PARCEL ID: 2419-321-0001-000-5
OWNER: S AND S ENTERPRISES B LLC

(UNPLATTED)
PARCEL ID: 2419-321-0001-000-5
OWNER: S AND S ENTERPRISES B LLC

LEGEND

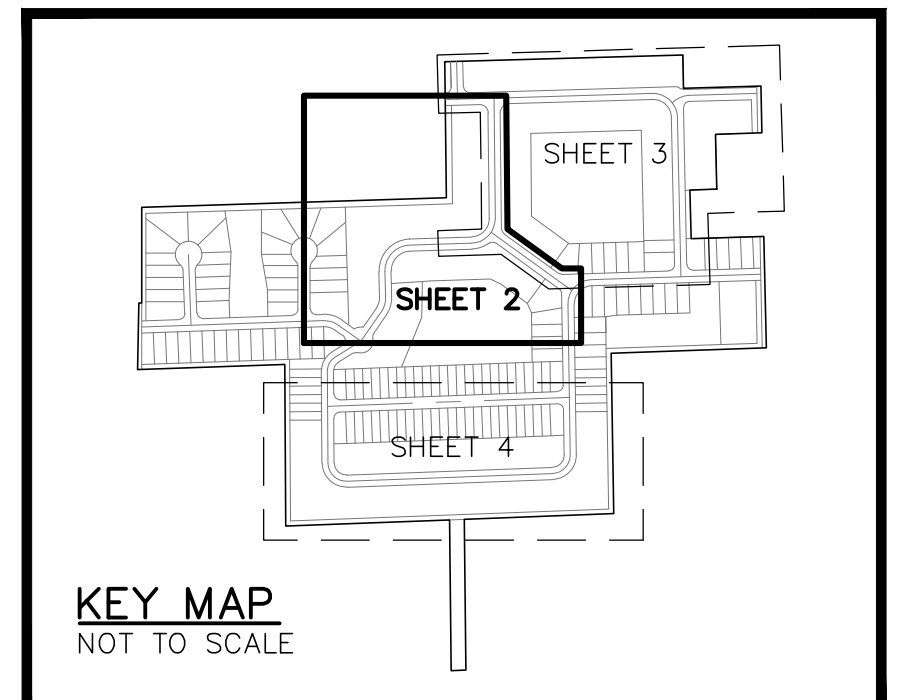
□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET	P.O.C. POINT OF COMMENCEMENT	N.G.S. NATIONAL GEODETIC SURVEY
5/8" IRON ROD & CAP STAMPED "TRM LB 8098" UNLESS OTHERWISE NOTED	P.O.B. POINT OF BEGINNING	L.B.T. LANDSCAPE BUFFER TRACT
○ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" AS SHOWN ON THE PLAT OF AVALON CROSSING (P.B. 93, PG. 24) UNLESS OTHERWISE NOTED	P.L.S. PROFESSIONAL LAND SURVEYOR	L.S.E. LIFT STATION EASEMENT
● INDICATES TRACT CORNER "LB 8098"	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	O.S.T. OPEN SPACE TRACT
	L.S. LAND SURVEYOR	W.M.T. WATER MANAGEMENT TRACT
	L.B. LICENSED BUSINESS	R/W RIGHT-OF-WAY
	P.R.M. PERMANENT REFERENCE MONUMENT FOUND	(NR) NON-RADIAL SECTION
	IR&C 5/8" IRON ROD & CAP CONCRETE MONUMENT	TWP. TOWNSHIP
	IR IRON ROD	RGE. RANGE
	O.R.B. OFFICIAL RECORDS BOOK	S.P.C. STATE PLANE COORDINATE
	P.B. PLAT BOOK	S.F. SQUARE FEET
	P.G. PAGE	CCR CERTIFIED CORNER RECORD
	B.E. BUFFER EASEMENT	Δ/D CURVE CENTRAL ANGLE/DELTA
	U.E. UTILITY EASEMENT	R. RADIUS
	I.E. INGRESS/EGRESS EASEMENT	L. CURVE LENGTH
	REC. RECREATION TRACT	CB. CHORD BEARING
		CD. CHORD DISTANCE
		SHT. SHEET

GRAPHIC SCALE

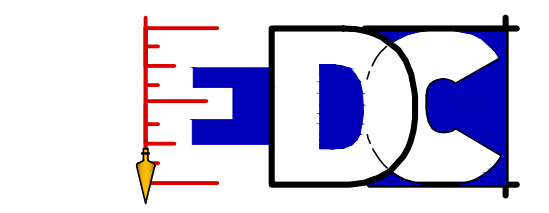


Line #	Direction	Length
L1	N54°45'11"W	28.08'
L2	S34°33'21"E	30.23'
L3	S58°25'22"E	31.01'

Curve #	Length	Radius	Delta (Δ)
C1	37.52'	57.01'	037°42'15"
C2	21.42'	130.00'	009°26'18"
C3	35.00'	130.00'	015°25'33"
C4	35.00'	130.00'	015°25'33"
C5	35.00'	130.00'	015°25'33"
C6	35.00'	130.00'	015°25'33"
C7	42.75'	130.00'	018°50'35"
C8	48.18'	74.93'	036°50'30"
C9	125.65'	80.00'	089°59'13"
C10	75.77'	125.00'	034°43'44"
C11	31.59'	24.81'	072°58'05"
C12	105.04'	80.00'	075°13'38"
C13	20.61'	80.00'	014°45'34"
C14	24.39'	125.00'	011°10'42"
C15	51.38'	125.00'	023°33'02"



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS SURVEYORS ENVIRONMENTAL
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10550 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edi-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

AVALON CROSSING PHASE II

BEING A REPLAT OF FUTURE USE TRACTS 1, 2, 3, 4, 5, 6, AND 7 ACCORDING TO THE PLAT OF AVALON CROSSING, AS RECORDED IN PLAT BOOK 93, PAGE 24, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____



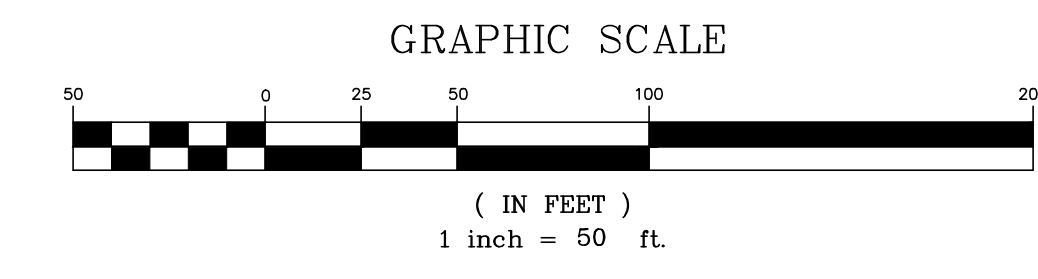
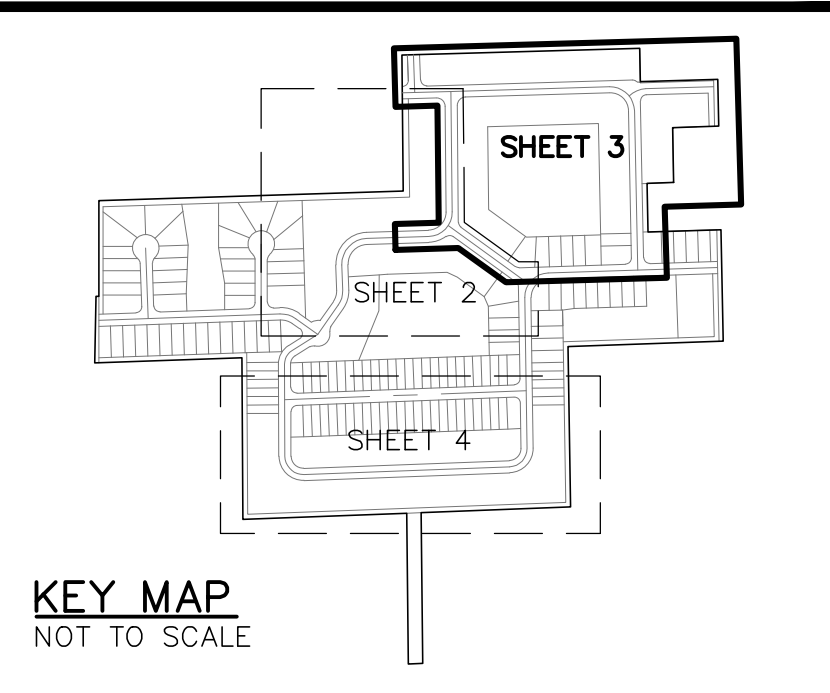
Curve Table

Curve #	Length	Radius	Delta (Δ)
C16	54.33'	35.00'	088°56'24"
C17	12.63'	25.00'	028°56'09"
C18	11.67'	25.00'	026°44'24"

Line Table

Line #	Direction	Length
L4	N62°43'05"W	11.85'

- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" AS SHOWN ON THE PLAT OF AVALON CROSSING (P.B. 93, PG. 24) UNLESS OTHERWISE NOTED
 - INDICATES TRACT CORNER "5/8" IRON & CAP STAMPED "LB 8098"
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - L.S. LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
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 - IR&C 5/8" IRON ROD & CAP
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 - P.G. PLAT BOOK
 - B.E. BUFFER EASEMENT
 - U.E. UTILITY EASEMENT
 - I.E.E. INGRESS/EGRESS EASEMENT
 - REC. RECREATION TRACT
 - NGS NATIONAL GEODETIC SURVEY
 - L.B.T. LANDSCAPE BUFFER TRACT
 - L.S.E. LIFT STATION EASEMENT
 - O.S.T. OPEN SPACE TRACT
 - W.M.T. WATER MANAGEMENT TRACT
 - R/W RIGHT-OF-WAY
 - (NR) NON-RADIAL
 - SEC. SECTION
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 - RGE. RANGE
 - S.F. SQUARE FEET
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 - R. RADIUS
 - L. CURVE LENGTH
 - CB CHORD BEARING
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PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



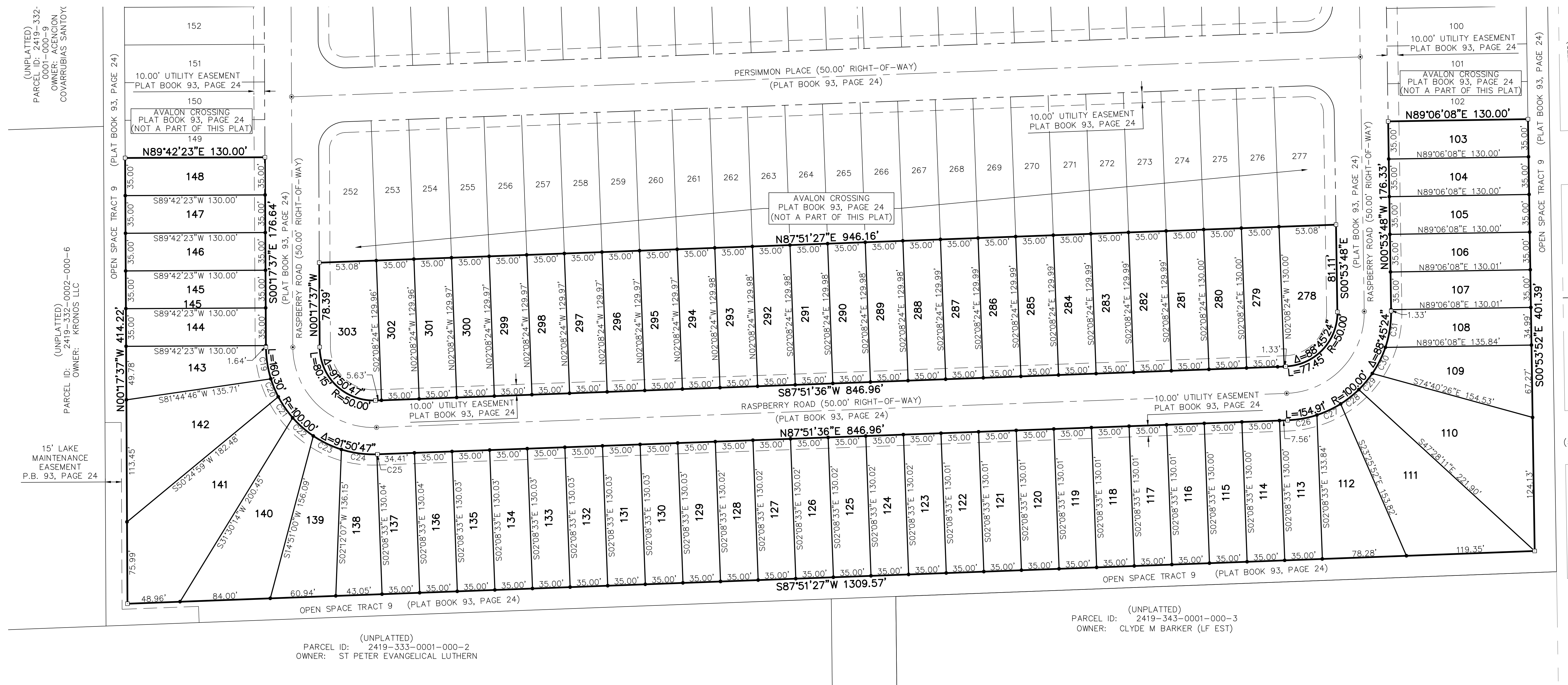
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BEING A REPLAT OF FUTURE USE TRACTS 1, 2, 3, 4, 5, 6, AND 7 ACCORDING TO THE PLAT OF AVALON CROSSING, AS RECORDED IN PLAT BOOK 93, PAGE 24, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



(UNPLATTED)
PARCEL ID: 2419-332-000-9
OWNER: AGENCION COVARRUBIAS SANTOYO

(UNPLATTED)
PARCEL ID: 2419-332-000-6
OWNER: KRONOS LLC

15' LAKE MAINTENANCE EASEMENT
P.B. 93, PAGE 24

(UNPLATTED)
PARCEL ID: 2419-333-0001-000-2
OWNER: ST PETER EVANGELICAL LUTHERN

(UNPLATTED)
PARCEL ID: 2419-343-0001-000-3
OWNER: CLYDE M BARKER (LF EST)

(UNPLATTED)
PARCEL ID: 2419-341-000-9
OWNER: KENNETH PARKS

GARNER STREET
(50.00' RIGHT-OF-WAY)

(UNPLATTED)
PARCEL ID: 2419-341-0016-000-5
OWNER: MARK S. LEE

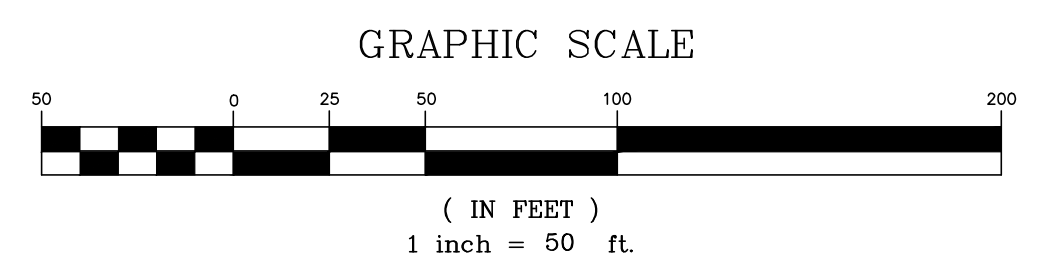
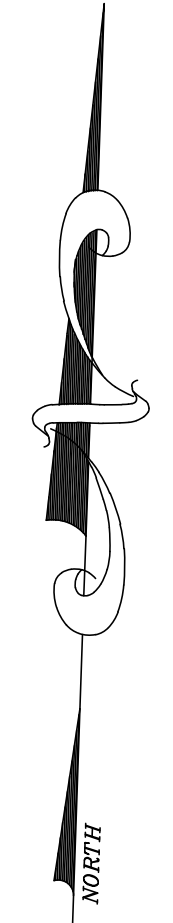
(UNPLATTED)
PARCEL ID: 2419-341-0017-000-2
OWNER: PENNIE B. LEE

SEARS STREET
(50.00' RIGHT-OF-WAY)

(UNPLATTED)
PARCEL ID: 2419-341-0023-000-7
OWNER: LELAND W. SPELLS SR.

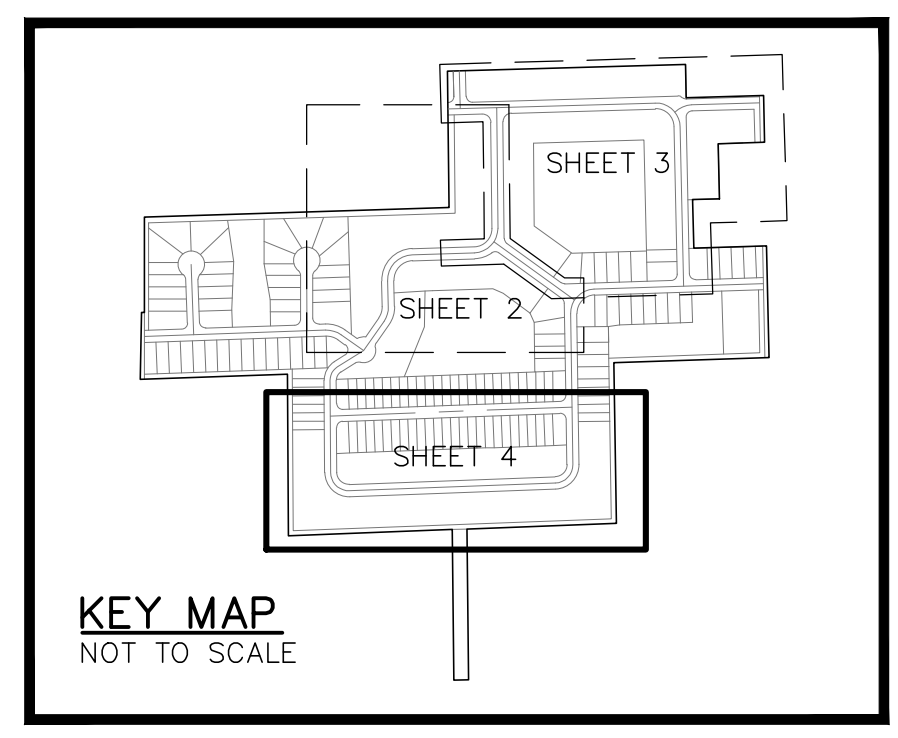
PEEK ROAD
(50.00' RIGHT-OF-WAY)

Curve #	Length	Radius	Delta (Δ)
C19	29.79'	100.00'	01°7'04"02"
C20	18.05'	100.00'	01°0'20"38"
C21	23.76'	100.00'	01°3'36"41"
C22	25.64'	100.00'	01°4'41"24"
C23	29.08'	100.00'	01°6'39"50"
C24	33.39'	100.00'	01°9'07"49"
C25	0.59'	100.00'	00°0'20"23"
C26	27.80'	100.00'	01°5'55"36"
C27	24.42'	100.00'	01°3'59"21"
C28	21.57'	100.00'	01°2'21"33"
C29	19.55'	100.00'	01°11'2"09"
C30	27.25'	100.00'	01°5'36"44"
C31	34.33'	100.00'	01°9'40"01"

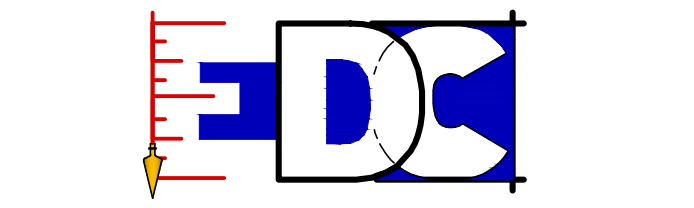


LEGEND

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" AS SHOWN ON THE PLAT OF AVALON CROSSING (P.B. 93, PG. 24) UNLESS OTHERWISE NOTED
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- P.B. PLAT BOOK
- PG. PAGE
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- U.E. UTILITY EASEMENT
- I.E. INGRESS/EGRESS EASEMENT
- REC. RECREATION TRACT
- NGS NATIONAL GEODETIC SURVEY
- L.B.T. LANDSCAPE BUFFER TRACT
- L.S.E. LIFT STATION EASEMENT
- O.S.T. OPEN SPACE TRACT
- W.M.T. WATER MANAGEMENT TRACT
- R/W RIGHT-OF-WAY
- (NR) NON-RADIAL
- SEC SECTION
- TWP. TOWNSHIP
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- L CURVE LENGTH
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L.B. CERTIFICATE OF AUTHORIZATION 8098

PLAT BOOK 93 PAGE 24 DOCKET NO. 494373

AVALON CROSSING

BEING A REPLAT OF A PORTION OF IDEAL SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY AND ALSO LESS THE NORTH 450 FEET OF THE WEST 581 FEET OF THE EAST 614 FEET THEREOF. TOGETHER WITH: THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION, TOGETHER WITH: THE NW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION, TOGETHER WITH: THE WEST 60 FEET OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE SOUTH 42.5 FEET THEREOF FOR CANAL RIGHT OF WAY, AND THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION, TOGETHER WITH: THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA. TOGETHER WITH: ALL OF IDEAL SUBDIVISION ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING IN THE NORTH 13.12 ACRES OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS RIGHT-OF-WAY FOR CANAL AND PUBLIC ROADS, LESS AND EXCEPT A TRACT OF LAND, BEING A PART OF THEREOF, DESCRIBED AS THE NORTH 137 FEET OF THE EAST 350.96 OF THAT CERTAIN TRACT LYING SOUTH OF A 103 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON THE AMENDED PLAT OF IDEAL SUBDIVISION, RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF. TOGETHER WITH: THE SOUTH 7.68 ACRES OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT THE TRACT OF LAND, BEING A PART THEREOF, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHEAST (SE) CORNER OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; THENCE, RUN NORTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX AND 02/100 (226.02) FEET; THENCE RUN EAST A DISTANCE OF TWO-HUNDRED TWENTY-THREE (223) FEET; AND THENCE RUN SOUTH A DISTANCE OF TWO-HUNDRED TWENTY-SIX (226.0) FEET TO THE POINT OF BEGINNING, ALL BEING IN ST. LUCIE COUNTY, FLORIDA. TOGETHER WITH: THE EAST 614 FEET OF THE NORTH 450 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION, LESS THE NORTH 200 FEET OF THE EAST 333 FEET THEREOF, AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT OF WAY, SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALL LYING IN ST. LUCIE COUNTY, FLORIDA.

DEDICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE NEILL FARMS FP LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS: 1. THE STREETS AND RIGHTS-OF-WAY SHOWN WITHIN THE BOUNDARY OF THIS PLAT OF AVALON CROSSING ARE HEREBY DECLARED TO BE THE PROPERTY OF AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR ACCESS AND UTILITY PURPOSES (INCLUDING CABLE TV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY. 2. RECREATION TRACTS 1 AND 2 SHOWN ON THIS PLAT OF AVALON CROSSING ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ARE HEREBY DECLARED TO BE A PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION. 3. THE OPEN SPACE TRACTS SHOWN HEREON AS OPEN SPACE TRACTS 5 THROUGH 10 INCLUSIVE, ON THIS PLAT OF AVALON CROSSING ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FOR OPEN SPACE AND/OR COMMON AREA PURPOSES AND SHALL BE MAINTAINED BY SAID PROPERTY OWNERS ASSOCIATION. 4. THE WATER MANAGEMENT TRACTS (W.M.T.), SHOWN HEREON AS WATER MANAGEMENT TRACTS 1 THROUGH 4 INCLUSIVE, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS. ST. LUCIE COUNTY HAS THE RIGHT TO DRAIN INTO AND THROUGH THIS WATER MANAGEMENT TRACT. LAKE MAINTENANCE EASEMENTS OVER THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS. 5. TRACT A, TRACT B, AND TRACT C AS SHOWN HEREON ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, IT'S SUCCESSORS AND/OR ASSIGNS, AS ADDITIONAL RIGHT-OF-WAY FOR JENKINS ROAD AND MCNEIL ROAD FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY. 6. THE FUTURE LAND USE TRACTS 1 THROUGH 7 INCLUSIVE SHOWN HEREON ARE DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IT'S SUCCESSORS AND/OR ASSIGNS, FOR FUTURE LAND USE PURPOSES. 7. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, AND SEWER, AS WELL AS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. 8. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS. 9. THE LIFT STATION EASEMENT (L.S.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION OF WATER AND WASTEWATER FACILITIES AND IS THE MAINTENANCE RESPONSIBILITY OF SAID OWNERS OR COMMUNITY DEVELOPMENT DISTRICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (F.P.U.A.), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES INCLUDING WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE F.P.U.A. SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE F.P.U.A.

DEDICATION CONTINUED

10. THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER DRAINAGE SYSTEMS. 11. THE 10' LANDSCAPE BUFFERS SHOWN HEREON, ARE HEREBY DEDICATED TO AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR LANDSCAPE, LANDSCAPE BUFFER, AND OTHER PROPER PURPOSES. IN WITNESS WHEREOF, NEILL FARMS FP LLC, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Neil Farms THIS 24 DAY OF February 2021. NEILL FARMS FP LLC BY Neil Farms PRINTED NAME: NEILL FARMS FP LLC POSITION: CEO WITNESS: Joseph Paladin PRINTED NAME: Joseph Paladin WITNESS: Tiffany Owen PRINTED NAME: Tiffany Owen

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA COUNTY OF St. Lucie NVR, INC. ("MORTGAGEE"), THE OWNER AND HOLDER OF THOSE CERTAIN INDEMNITY MORTGAGES, BOTH DATED THE 30TH DAY OF JANUARY 2019, AND RECORDED IN O.R. BOOK 4228 PAGE 1392 AND O.R. BOOK 4228 PAGE 1404, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS. DATED THIS 24 DAY OF February 2021. NVR, INC. BY Lee Goldberg PRINTED NAME: Lee Goldberg POSITION: V.P. WITNESS: Joseph Paladin PRINTED NAME: Joseph Paladin WITNESS: Lee H Goldberg PRINTED NAME: Lee H Goldberg [CORPORATE SEAL]

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF St. Lucie THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24 DAY OF February 2021 BY Ryan K Johnson THE V.P. OF NVR, INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida JD525-781-77-355-0 (TYPE OF IDENTIFICATION) IDENTIFICATION. BY Renee S Rizzuti NOTARY PUBLIC NOTARY SEAL

ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF St. Lucie ON THIS 24 DAY OF February 2021 BEFORE ME APPEARED Joseph Paladin OF AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE ABOVE DOCUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED. 2435-480-45-443-0-FLDL BY Renee S Rizzuti NOTARY PUBLIC STATE OF FLORIDA NOTARY SEAL

ACCEPTANCE OF DEDICATIONS

STATE OF Florida COUNTY OF St. Lucie AVALON CROSSING MASTER HOA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON. DATED THIS 24 DAY OF February 2021. SIGNED: Joseph Paladin WITNESS: Tiffany Owen POSITION: PRES. PRINTED NAME: Joseph Paladin WITNESS: Lee H Goldberg PRINTED NAME: Lee H Goldberg

ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF St. Lucie THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24 DAY OF February 2021 BY Renee S Rizzuti WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida JD525-781-77-355-0 (TYPE OF IDENTIFICATION) AS IDENTIFICATION. BY Renee S Rizzuti NOTARY PUBLIC STATE OF Florida AT LARGE MY COMMISSION EXPIRES: 6/14/2022

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE I, LEE GOLDBERG, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY All American Title and Abstract DATED Oct 25 2019, AND DESIGNATED AS Title Search Report (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: NEILL FARMS FP LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR: DATED: THE 24 DAY OF February 2021. BY: Lee Goldberg LEE H. GOLDBERG, P.C. FLORIDA BAR NO. 906913

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 19 DAY OF March 2021. BY: Gregory S Fleming GREGORY S. FLEMING PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 4350

PLANNING & ZONING APPROVAL

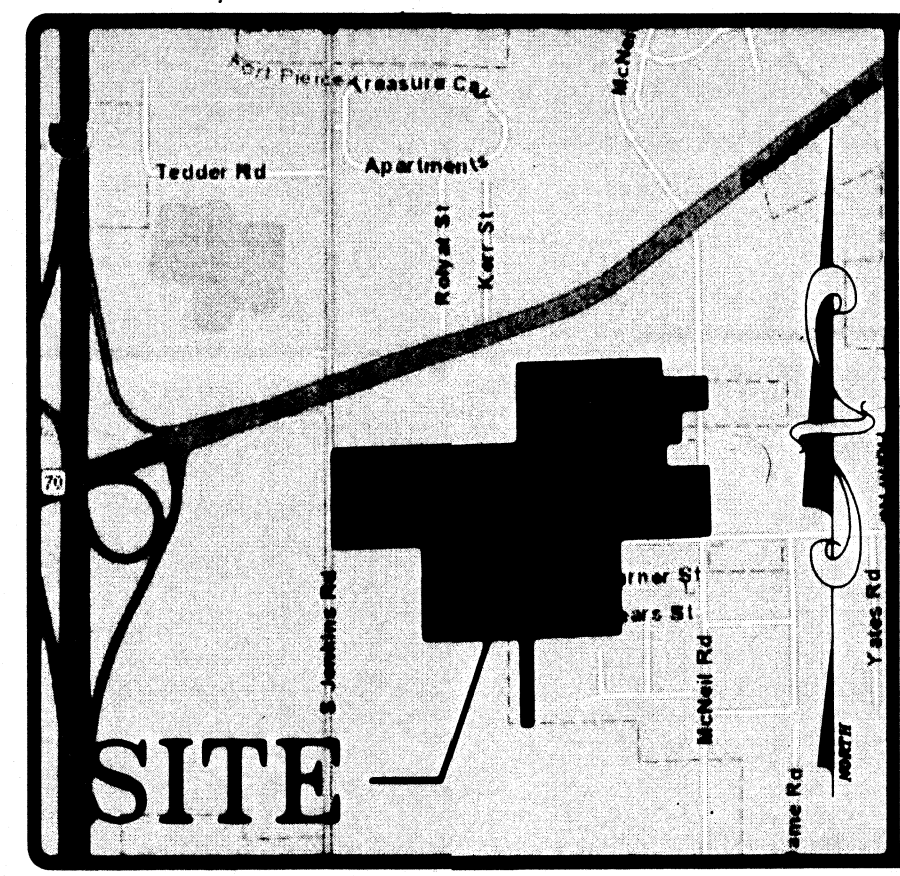
IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE. THIS 30 DAY OF March 2021. BY: Jennifer Hofmeister JENNIFER HOFMEISTER, AICP DIRECTOR OF PLANNING CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

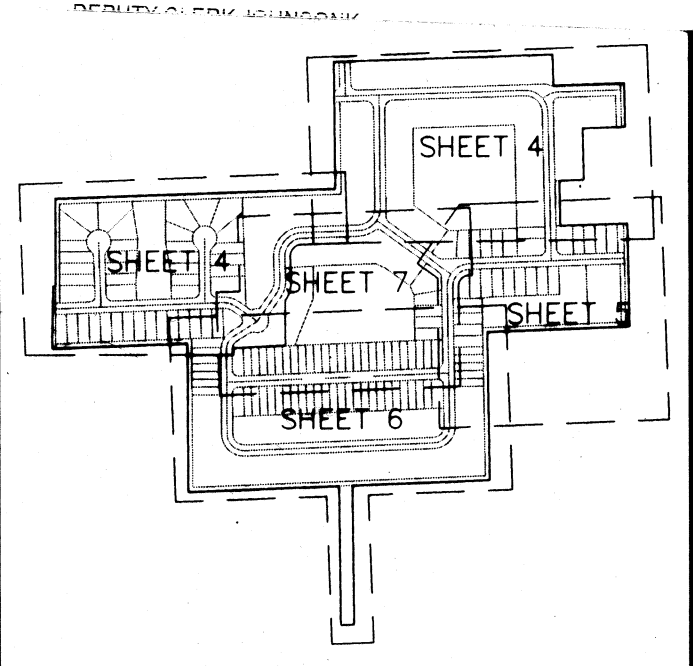
IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY. THIS 6th DAY OF April 2021. BY: Linda Cox PETER SWEENEY CITY ATTORNEY CITY OF FORT PIERCE, FLORIDA

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 15th DAY OF March 2021. FORT PIERCE CITY COMMISSION BY: Linda Cox LINDA COX CITY CLERK



SITE MAP NOT TO SCALE



KEY MAP NOT TO SCALE

CLERK OF CIRCUIT COURT

STATE OF FLORIDA COUNTY OF ST. LUCIE I, MICHELLE R. MILLER, 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 OF RECORD IN PLAT BOOK 93, PAGES 24-29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 7th DAY OF April 2021. BY: Michelle R Miller CLERK OF CIRCUIT COURT SEAL MICHELLE R. MILLER CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA

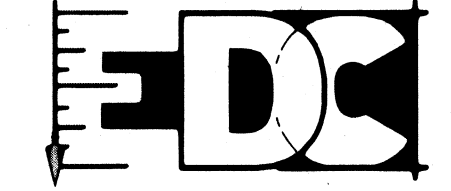
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF AVALON CROSSING IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FT. PIERCE AND ST. LUCIE COUNTY, FLORIDA. DATED THIS 27th DAY OF FEBRUARY 2021. BY: Michael T Owen SURVEYOR SEAL MICHAEL T. OWEN PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5556 EDC, INC. LB#098 10250 SW VILLAGE PARKWAY FORT ST. LUCIE, FLORIDA 34987

NOTES:

- 1. 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF SECTION 13 HAVING A BEARING OF S60°24'56"W.
- 3. PLAT CONTAINS 74.19 ACRES, MORE OR LESS.
- 4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



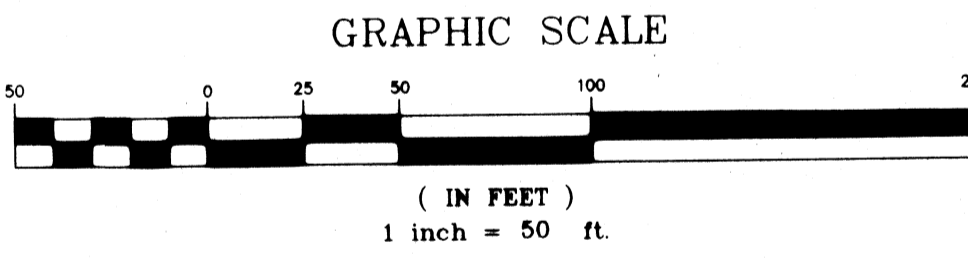
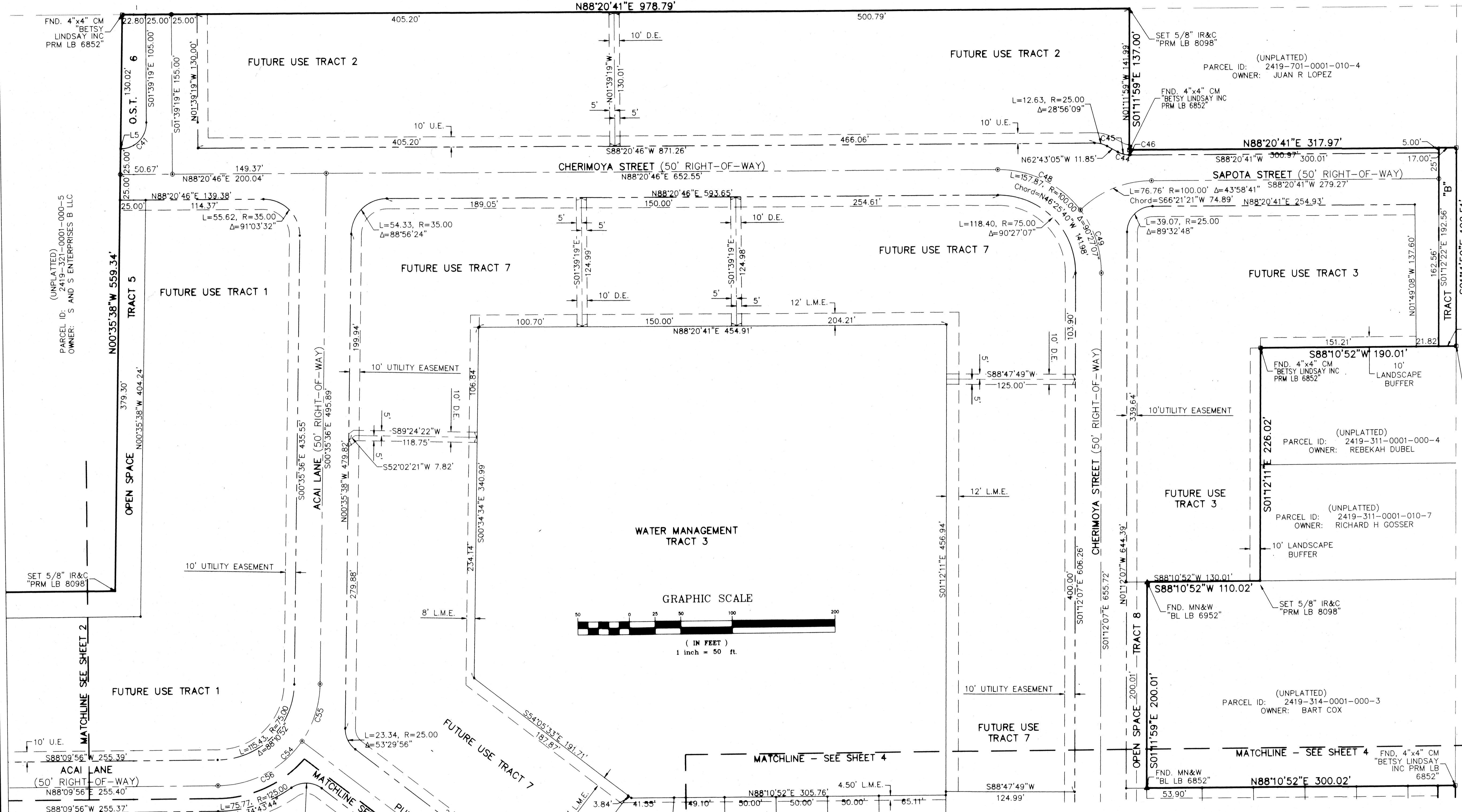
EDC ENGINEERS SURVEYORS & ENVIRONMENTAL PORT SAINT LUCIE 10250 SW VILLAGE PARKWAY SUITE 201 FORT SAINT LUCIE, FL 34987 772-340-4900 www.edc-inc.com F.B.P.E. CERTIFICATE OF AUTHORIZATION #035 L.B. CERTIFICATE OF AUTHORIZATION #006

AVALON CROSSING

BEING A REPLAT OF A PORTION OF IDEAL SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK 93
PAGE 26
DOCKET NO. 4943730

Affidavit Confirming Error on Recorded Plat
Recorded: 1/12/2022
OR Book 4755 PAGE: 2811



Parcel Line Table

Line #	Direction	Length
L5	N88°20'46"E	0.20

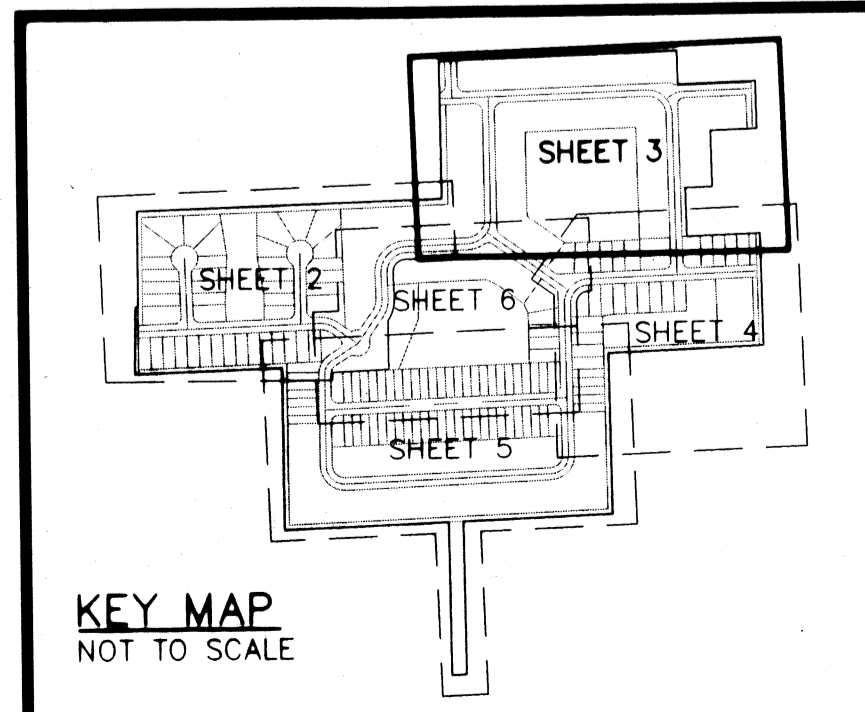
Curve Table

Curve	Length	Radius	Delta	Chord
C40	1.69	75.00	1°17'15"	N00°38'37"E 1.69'
C41	39.31	24.91	90°24'18"	S43°20'44"W 35.36'
C44	12.63	25.00	28°56'14"	N77°11'12"W 12.49'
C45	11.67	25.00	26°44'24"	S76°05'17"E 11.56'
C46	0.96	25.00	2°11'50"	N89°26'36"E 0.96'
C48	92.75	100.00	53°08'29"	N65°04'59"W 89.46'
C49	65.12	100.00	37°18'38"	N19°51'26"W 63.97'
C51	51.38	125.00	23°33'02"	S65°13'39"W 51.02'
C52	24.39	125.00	11°10'42"	S82°35'31"W 24.35'
C53	31.59	24.81	72°58'05"	S89°34'08"W 29.50'
C54	154.94	100.00	88°46'30"	N43°47'37"E 139.90'

Curve Table

Curve	Length	Radius	Delta	Chord
C55	58.91	100.00	33°45'01"	S16°16'53"W 58.06'
C56	96.04	100.00	55°01'29"	S60°40'07"W 92.39'

- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET
 - 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
 - INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
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 - P.O.B. POINT OF BEGINNING
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - L.S. LAND SURVEYOR
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 - U.E. UTILITY EASEMENT
 - I.E. INGRESS/EGRESS EASEMENT
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 - NGS NATIONAL GEODETIC SURVEY
 - LB.T. LANDSCAPE BUFFER TRACT
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 - S.F. SQUARE FEET
 - CCR CERTIFIED CORNER RECORD
 - CB CURVE CENTRAL ANGLE/DELTA
 - R. RADIUS
 - L. CURVE LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - SHT SHEET



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



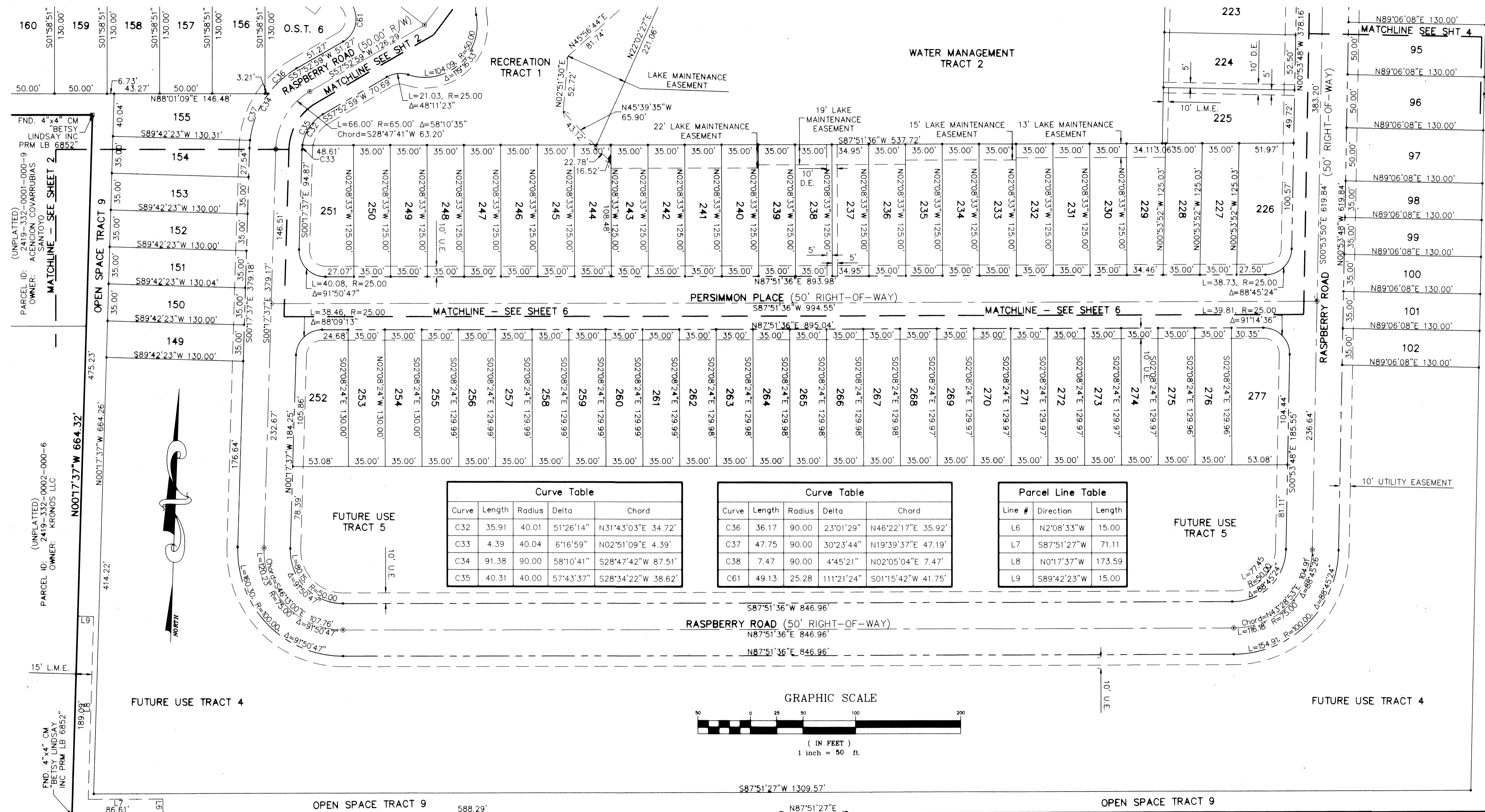
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772-340-4990
www.edo-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

AVALON CROSSING

BEING A REPLAT OF A PORTION OF IDEAL SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK **93**
PAGE **28**
DOCKET NO. **4843720**

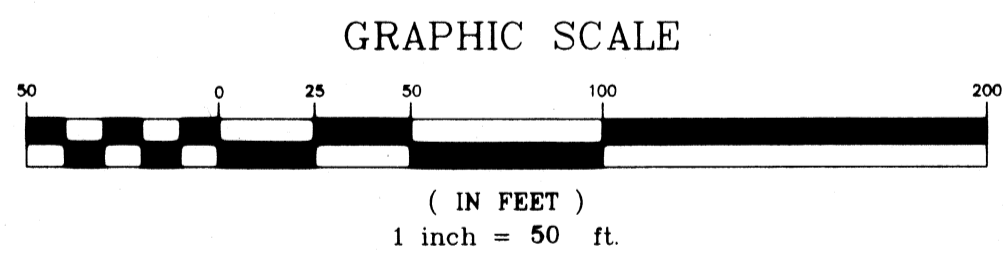
Affidavit Confirming Error on Recorded Plat
Recorded: 1/12/2022
OR Book 4755 PAGE: 2811



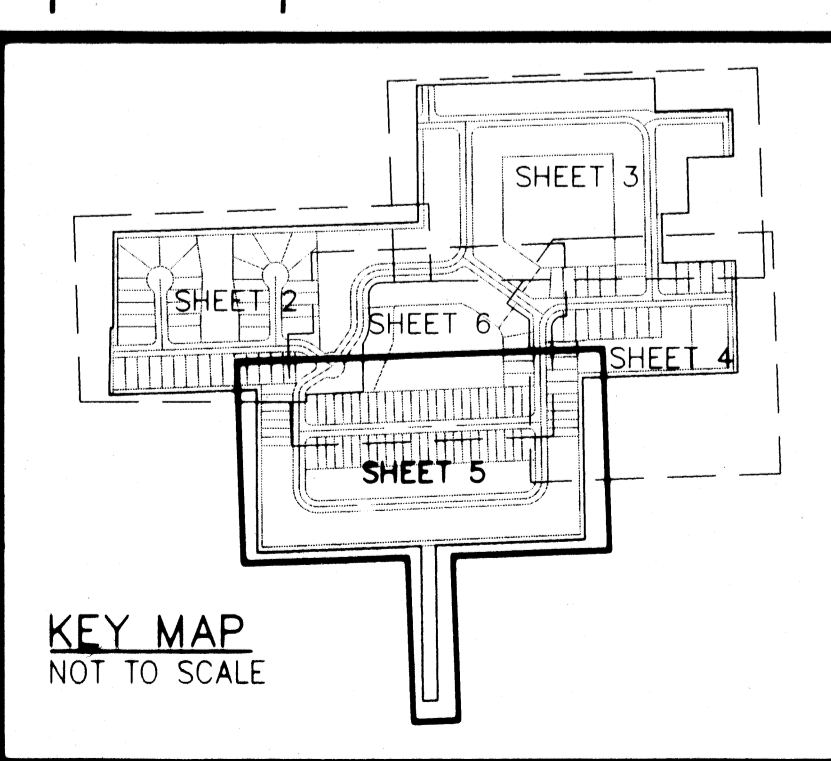
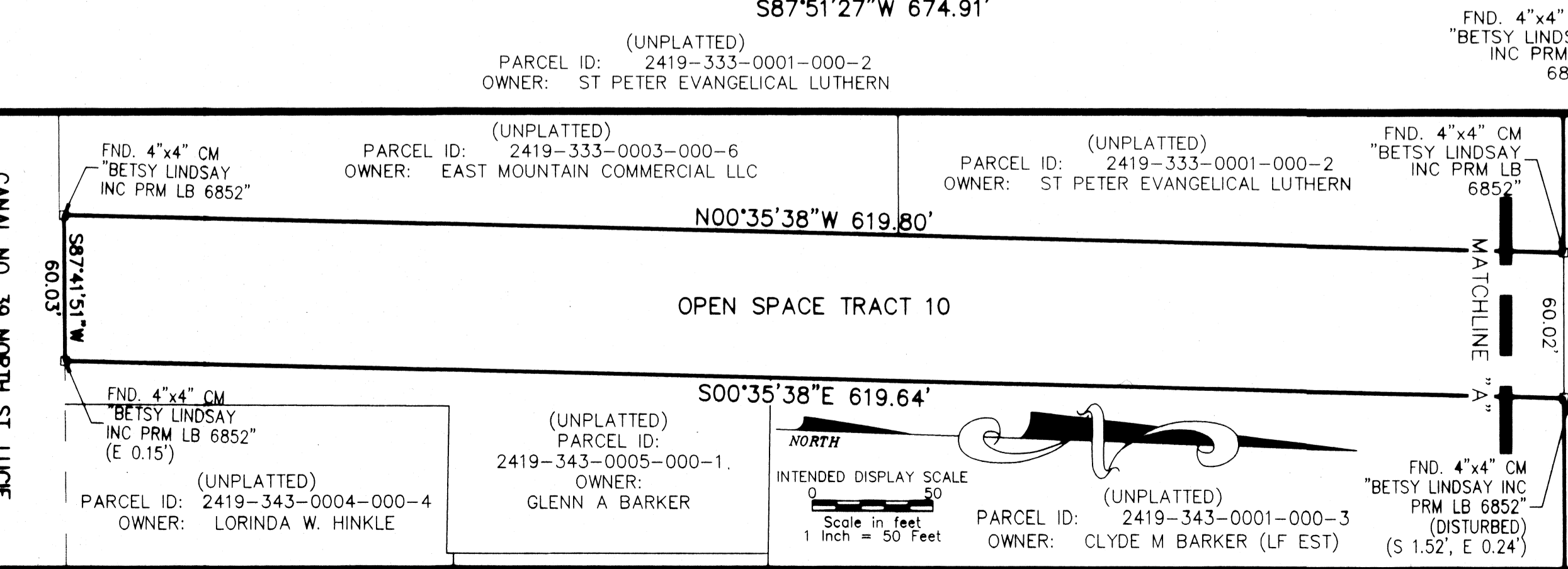
Curve	Length	Radius	Delta	Chord
C32	35.91	40.01	51°26'14"	N31°43'03"E 34.72'
C33	4.39	40.04	6°16'59"	N02°51'09"E 4.39'
C34	91.38	90.00	58°10'41"	S28°47'42"W 87.51'
C35	40.31	40.00	57°43'37"	S28°34'22"W 38.62'

Curve	Length	Radius	Delta	Chord
C36	36.17	90.00	23°01'29"	N46°22'17"E 35.92'
C37	47.75	90.00	30°23'44"	N19°39'37"E 47.19'
C38	7.47	90.00	4°45'21"	N02°05'04"E 7.47'
C61	49.13	25.28	111°21'24"	S01°15'42"W 41.75'

Line #	Direction	Length
L6	N2°08'33"W	15.00
L7	S87°51'27"W	71.11
L8	N01°17'37"W	173.59
L9	S89°42'23"W	15.00



OPEN SPACE TRACT 9
S87°51'27"W 674.91'
S87°51'27"W 614.87'



LEGEND

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET
- 5/8" IRON ROD & CAP
- STAMPED "PRM LB 8098"
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- L.S. LAND SURVEYOR
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- O.S.T. OPEN SPACE TRACT
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- R/W RIGHT-OF-WAY
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- S.F.C. STATE PLANE COORDINATE
- S.F. SQUARE FEET
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- CD CURVE CENTRAL ANGLE/DELTA
- R RADIUS
- L CURVE LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- SHT SHEET

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

EDC
ENGINEERS & SURVEYORS & ENVIRONMENTAL

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9035
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OPEN SPACE TRACT 9

KIRBY LOOP ROAD
VARIABLE WIDTH
RIGHT-OF-WAY

FND 4"x4" CM
"BETSY LINDSAY INC
PRM LB 6852"

(UNPLATTED)
PARCEL ID:
2419-341-0005-000-5
OWNER:
ROCKEY E. BLOUNT

(UNPLATTED)
PARCEL:
2419-341-0007-000-9
OWNER:
KENNETH PARKS

GARNER STREET
(50.00' RIGHT-OF-WAY)

(UNPLATTED)
PARCEL ID:
2419-341-0005-000-5
OWNER:
MARK S. LEE

(UNPLATTED)
PARCEL ID:
2419-341-0017-000-2
OWNER:
PENNIE B. LEE

SEARS STREET
(50.00' RIGHT-OF-WAY)

(UNPLATTED)
PARCEL ID:
2419-341-0023-000-7
OWNER:
LELAND W. SPELLS SR.

FND 4"x4" CM
"BETSY LINDSAY
INC PRM LB 6852"

2419-341-0001-000-9
OWNER: ACENCION COVARRUBIAS
SANTOYO
PRM LB 6852"
MATCHLINE - SEE SHEET 2

(UNPLATTED)
PARCEL ID:
2419-332-0002-000-6
OWNER: KRONOS LLC

(UNPLATTED)
PARCEL ID:
2419-332-0001-000-9
OWNER: ACENCION COVARRUBIAS
SANTOYO
PRM LB 6852"
MATCHLINE - SEE SHEET 2

AVALON CROSSING

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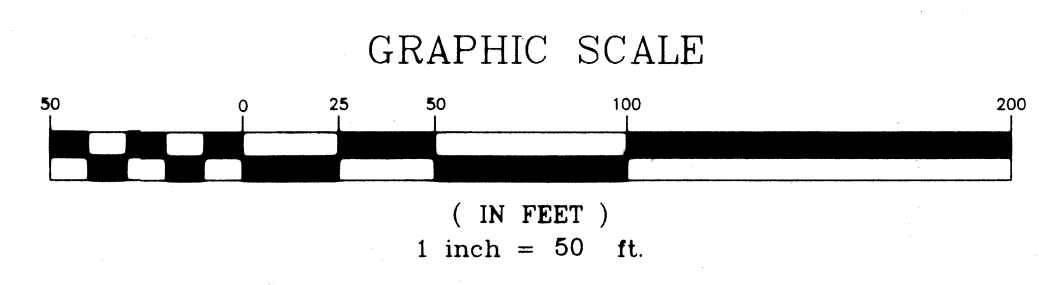
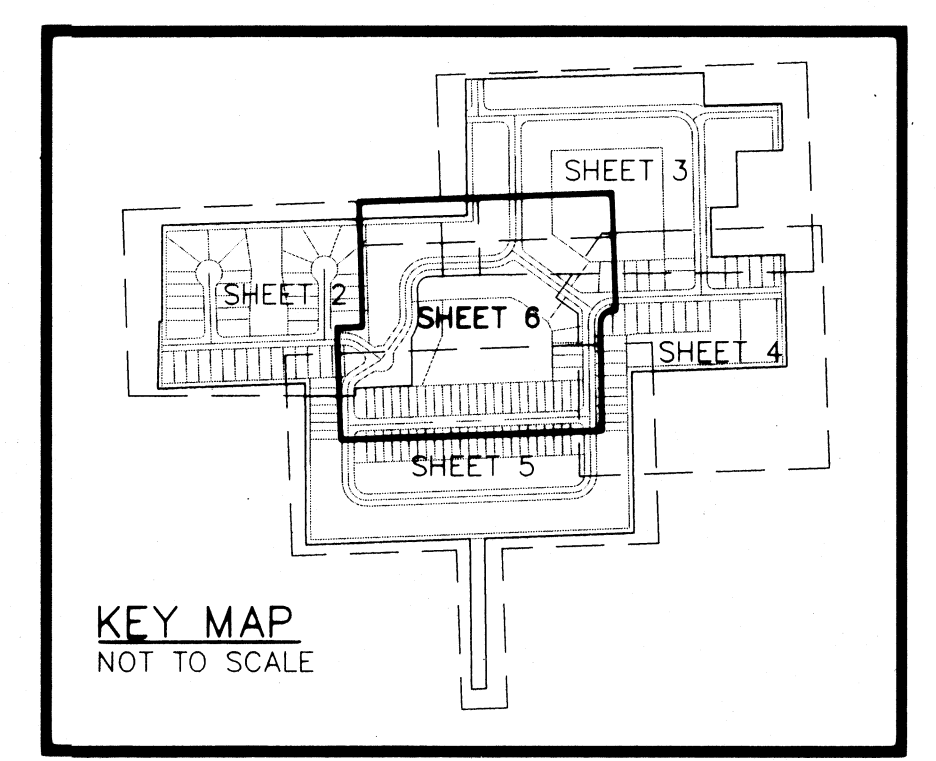
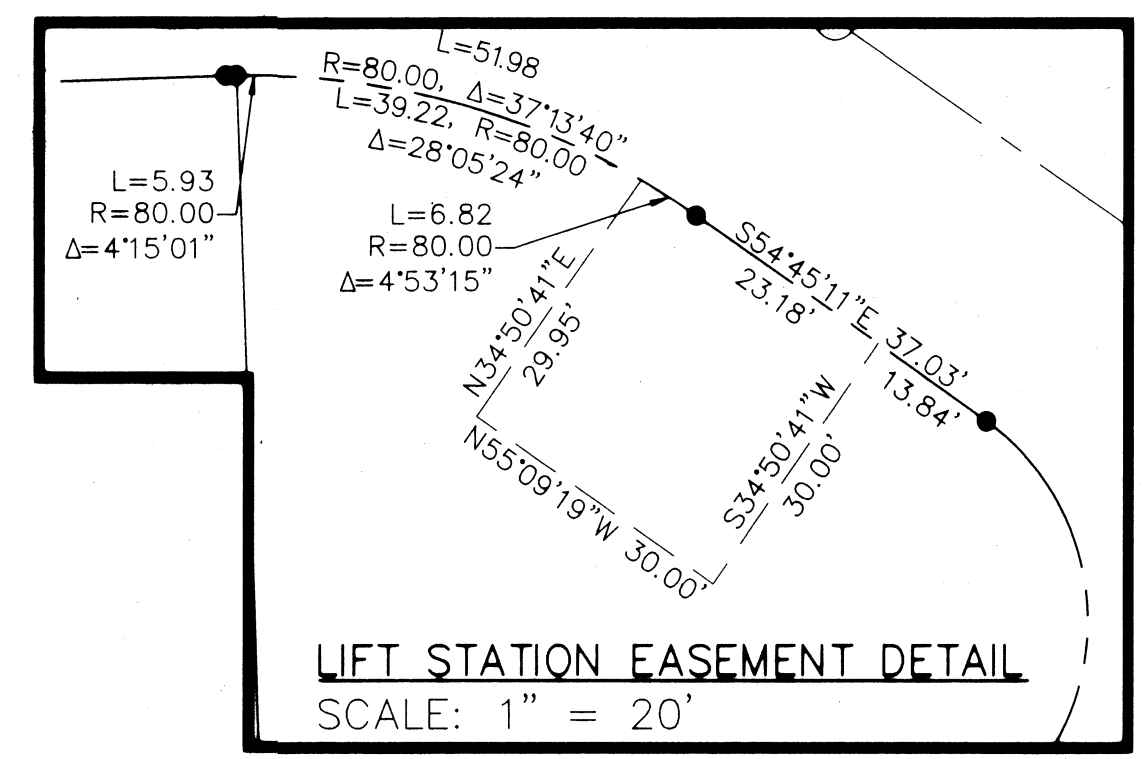
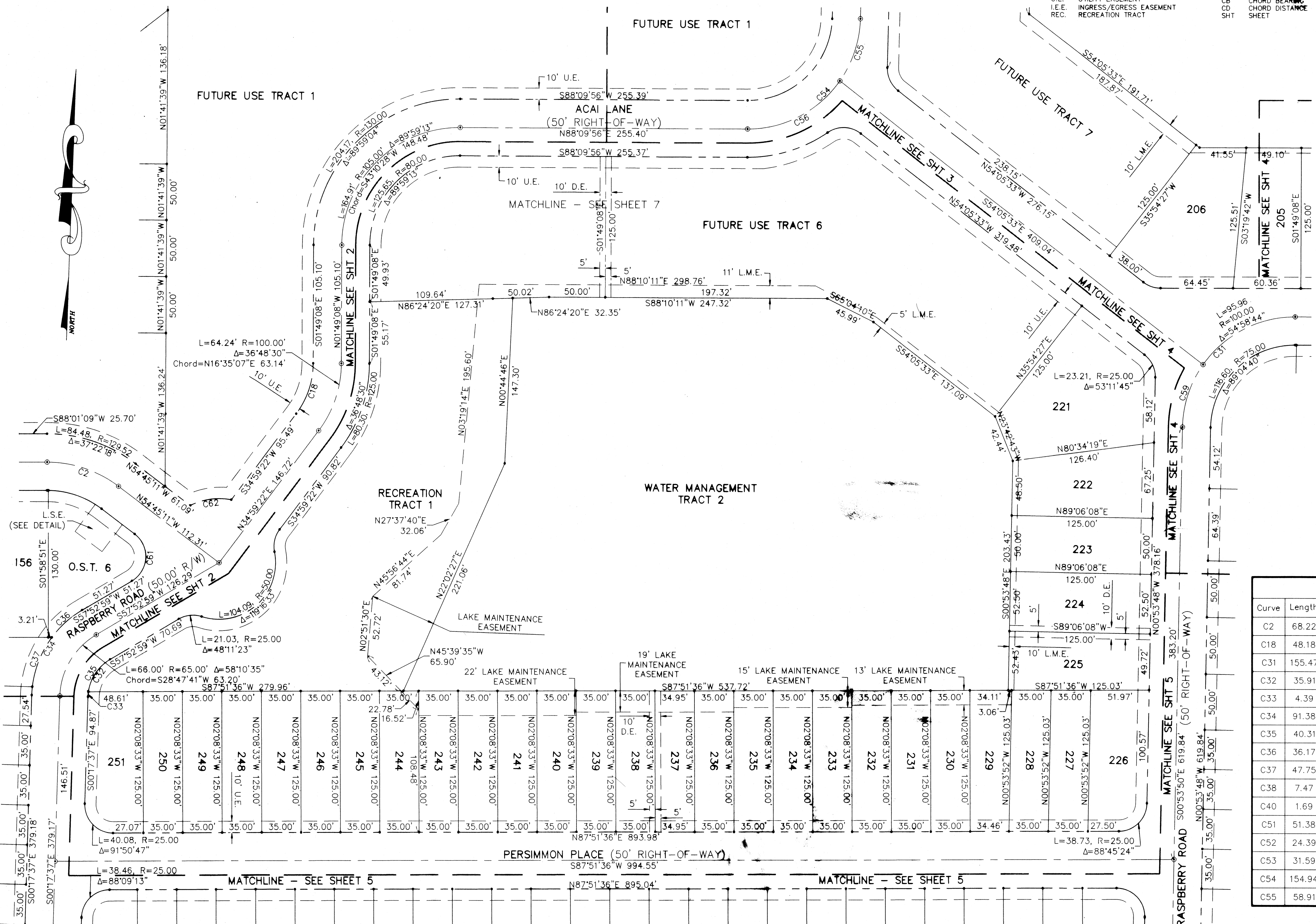
PLAT BOOK **93**
PAGE **29**

DOCKET NO. **48343720**

Affidavit Confirming Error on Recorded Plat
Recorded: 1/12/2022
OR Book 4755 PAGE: 2811

LEGEND

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Curve	Length	Radius	Delta	Chord
C2	68.22	105.00	37°13'40"	N73°22'01"W 67.03'
C18	48.18	74.93	36°50'30"	S16°35'07"W 47.36'
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Curve	Length	Radius	Delta	Chord
C56	96.04	100.00	55°01'29"	S60°40'07"W 92.39'
C59	59.52	100.00	34°06'00"	N16°09'08"E 58.64'
C61	49.13	25.28	111°21'24"	S01°15'42"W 41.75'
C62	37.52	57.01	37°42'15"	S80°07'05"W 36.85'

Line #	Direction	Length
L2	S58°25'22"E	31.01
L3	S34°33'21"E	30.23

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS SURVEYORS ENVIRONMENTAL

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887-340-4900
www.mtc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9035
L.B. CERTIFICATE OF AUTHORIZATION 8008



January 12, 2022

Via: Hand Delivery & Electronic Mail

Prepared for:
St. Lucie County Clerks Office
Attn: Michelle R. Miller
Clerk and Comptroller
201 South Indian Drive
Fort Pierce, FL 34950

Prepared by:
Michael T. Owen, PSM
Engineering Design & Construction, Inc.
10250 Village Parkway
Suite 201
Port Saint Lucie, Florida 34987

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

**AFFIDAVIT CONFIRMING ERROR ON A RECORDED PLAT
(recorded in accordance with Florida statutes 177. 141)**

This Affidavit describes the nature and extent of an error or omission and the appropriate correction that, in the Affiant's professional opinion, would be substituted for the erroneous data shown on the Plat or added to the data on the Plat. When this affidavit is filed, it is the duty of the circuit court clerk to record the affidavit and he or she must place, in the margin of the recorded Plat, a notation that this Affidavit has been filed, the date of filing, and the official book and page where it is recorded. The notation must also be placed on all copies of the Plat used for reproduction purposes. The affidavit shall have no effect upon the validity of the Plat.

(This Affidavit is a related Document to the plat name below)

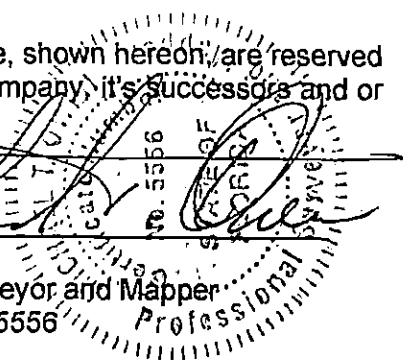
This writing has been prepared to confirm and correct a scrivener's error/s detected on the Plat of Avalon Crossing recorded in Plat Book 93, Pages 24-29 in the public records of St. Lucie County Florida ("Plat").

Before me, the undersigned authority, personally appeared Michael T. Owen, who also after being duly sworn, the poses and says:

1. Affiant is a professional Surveyor and Mapper in accordance with chapter 472 of the state of Florida, license number 5556.
2. That a scrivener's error was made in naming the homeowners association referenced in the Plat.
3. The homeowner's association, Avalon Crossing Master HOA, Inc., will operate as a non profit corporation.
4. The name of the homeowner's association should have been Avalon Crossing Master HOA, Inc. instead of Avalon Crossing Master HOA, LLC.
5. A scrivener's error was made in paragraph 6 of the dedication portion of the Plat.
6. It was a scrivener's error in dedicating the future land use tracks 1 through 7, inclusive, to Avalon Crossing Master HOA, LLC. Instead, paragraph 6 of the Dedication should be deleted and the following should be substituted as the said Paragraph 6, and should read:
 "6. The future land-use Tracks 1 through 7, inclusive, shown hereon, are reserved for Neill Farms FP LLC, a Florida limited liability company, it's successors and or assigns for future land-use purposes."

FURTHER AFFIANT SAYETH NAUGHT:

[Signature]
 Michael T. Owen
 Professional Surveyor and Mapper
 License number: 5556



STATE OF FLORIDA
COUNTY OF SAINT LUCIE

Sworn and subscribe before me on this 12 day of January, 2022 by Michael T. Owen, who is personally known to me or produced identification

(Type of Identification Produced)

Signature of person taking this Acknowledgment: *Nancy L. Stamm*

Notary stamp: 

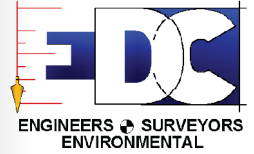
Print Name: Nancy L. Stamm

Title: Notary Public

Commission Number: GG284356

Commission Expires: 12-13-2022

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LETTER OF JUSTIFICATION / COVER LETTER

Avalon Crossings Phase II

April 7, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a final plat application for a project known as Avalon Crossings Phase II. The subject properties are identified below:

1.	2419-702-0014-000-8	Neill Farms FP LLC	4.32 acres
2.	2419-702-0015-000-5	Neill Farms FP LLC	2.707 acres
3.	2419-702-0016-000-2	Neill Farms FP LLC	1.560 acres
4.	2419-702-0017-000-9	Neill Farms FP LLC	5.662 acres
5.	2419-702-0018-000-6	Neill Farms FP LLC	2.800 acres
6.	2419-702-0019-000-3	Neill Farms FP LLC	1.832 acres
7.	2419-702-0020-000-3	Neill Farms FP LLC	4.984 acres

The previous plat was recorded on April 7, 2021, Plat Book 93, Page 24. This plat is for the platting of the previously platted future tracts into 166 residential lots.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located on the south of Okeechobee Road and west of McNeill Road in the City of Fort Pierce. Construction plans for the site in full were submitted as part of the previously approved plat. The installation of the infrastructure to serve all parcels within the Avalon Crossing Development is currently under construction and nearing completion. Due to this, construction plans are not included as part of this submittal.

FINAL SUBDIVISION REQUIREMENTS

Section 121-10 of the City of Fort Pierce Code of Ordinances identifies the requirements for Subdivision Plats. The attached subdivision plat meets all of the requirements of Section 121-10. All items as outlined on the subdivision application are included as part of this submittal.

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Z:\EDC-2018\18-430 - Neill Farms\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-04-07_Avalon_Crossings_PH-II_Subdivision_Plat_Justification_Statement_18-430.docx