



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Final Replat- 22-09000010**
1602 Surfside DR

BOARD DATE: December 15, 2022

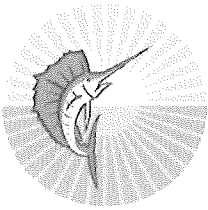
Final Replat at 1602 Surfside DR

The above referenced project is being submitted for your review and comments. The applicant is requesting a Final Replat for 1602 Surfside Dr.

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

If you have comments, please respond prior to Tuesday, December 13, 2022. If you have any questions, please contact the Planning Department at 772-467-3737 or Ryan Altizer at 772-467-3742.

Thank you



Subdivision

Property address or Location Surfside Drive, Fort Pierce, FL

Parcel ID #(s) 2412-501-0132-000-3

Project description Four (4) Multi-Family Units

Property Owner(s)
Surfside Land, LLC

Street Address
9481 Campl Drive

City State Zip
Lake Worth, FL 33467-6998

Phone Number

Email Address
ramy.gali@gmail.com; daniel.kecskes@gmail.com

Applicant/Representative, Title, Company
Karner Surveying Inc./ Regina Karner, PSM

Street Address
2740 SW Marlin Downs Blvd.#333

City State Zip
Palm City Florida 34990

Phone Number
772-770-9622

Email Address
karner@karnersurveyinginc.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.

 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

 Signature of Notary

(seal)

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



Acknowledgment by Individual

State of Florida

County of Palm Beach

The foregoing instrument was acknowledged before me this 25th day of October, 20 22, by means of physical presence or online notarization

Ramy Gali (name of person acknowledging).

Personally known to me

Produced Identification

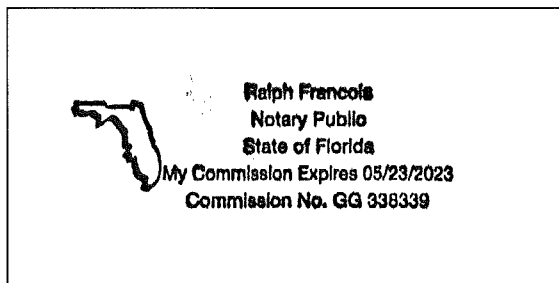
Type of Identification Produced Florida Drivers License

Notary signature 

Notary name (typed or printed) Ralph Francois

Title (e.g., Notary Public) Notary Public

Place Seal Here



For Bank Purposes Only Description of Attached Document

Type or Title of Document

Subdivision

Document Date

10/20/2022

Number of Pages

2

Signer(s) Other Than Named Above

Account Number (if applicable)



F001-000DSG5350FL-01

This Document Prepared By and Return to:
Christopher J. Twohey, PA
844 SE Ocean Blvd. Suite A
Stuart, Florida 34994

Parcel ID Number: 2412-501-0132-000/3

Warranty Deed

This Indenture, Made this 23rd day of July, 2020 A.D., **Between**
L & K Developers, LLC, an Illinois limited liability company
of the County of Cook, State of Illinois, **, grantor,** and
Surfside Land, LLC, a Florida limited liability
whose address is: 9481 Campi Dr., Lake Worth, FL 33467
of the County of Palm Beach, State of Florida, **, grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns
forever, the following described land, situate, lying and being in the County of Saint Lucie
State of Florida to wit:

**Lot 13, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page
17, Public Records of Saint Lucie County, Florida.**

SUBJECT TO:

- 1. Taxes for the year 2020, and all subsequent years;**
- 2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;**
- 3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and**
- 4. Public utility easements of record, if any.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons
whomsoever.

Warranty Deed - Page 2

Parcel ID Number: 2412-501-0132-000/3

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Aileen M. Kumbing
Printed Name:
Witness

L & K Developers, LLC
By: Robert H. Lohens (Seal)
Robert H. Lohens, Member
P.O. Address: 1237 S. Delphia Ave., Park Ridge, IL 60068

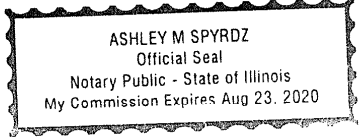
Robert A. Bosco
Printed Name:
Witness

State of Illinois
County of Cook

Notary

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of July, 2020, by Robert H. Lohens, Member of L & K Developers, LLC, an Illinois limited liability company on behalf of the limited liability company who is personally known to me or who has produced his driver's license as identification.

Ashley M. Spyrdz
Printed Name:
Notary Public Ashley Spyrdz
My Commission Expires: 8/23/2020



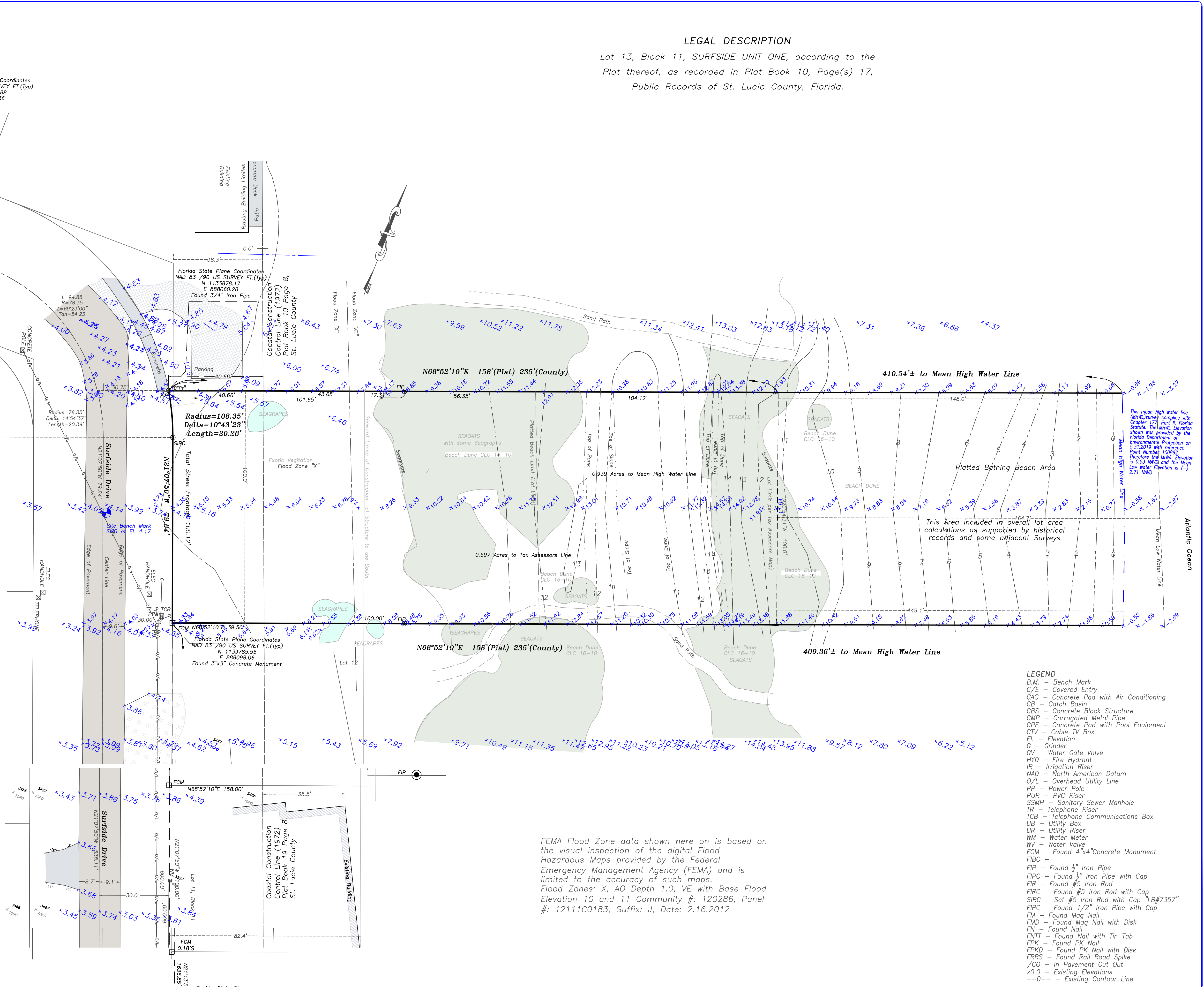
LEGAL DESCRIPTION

Lot 13, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page(s) 17, Public Records of St. Lucie County, Florida.

SURVEYOR'S REPORT
 1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
 2 No underground improvements have been located as part of this Survey.
 3 The last field date of this Survey was: 5.21.19 Update 2.4.2021
 4 This Survey was prepared using the Plat of Record only. No other documents were provided and no search of the public records was performed by this office.
 5 This Survey was prepared in accordance with the Standards of the Practice of Surveying and Mapping as defined in 5J-17.050FAC.
 6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
 7 Bearings shown hereon are based on a Grid Bearing of North 21°13'57" West along a line between Coastal Monument A-23 and the Found 3"x3" Concrete Monument at the Southwest corner of the subject property, relative to the Florida State Plane Coordinate System, East Zone, North American datum of 1983 (2007 adjustment)
 8 parcel/lot line locations have been based on found survey control along the center line of Watersong Way.
 9 LEFT BLANK.
 10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
 11 No ownership of fence lines has been determined as part of this Survey.
 12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
 13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.
 14 Elevations shown are based on the North American Vertical datum of 1988. Reference Survey Control is the Bench Mark 94-77-A18 RM No 1 with Elevation 1.68 North American Vertical Datum (NAVD)

PREPARED FOR:
 Surfside Land LLC
 Schulke, Brittle & Stoddard, LLC
 Florida Department of Environmental Protection
 Real Time Property Development Services, Inc.
 City of Fort Pierce

Prepared By: Regina C. Karner, PSM#4363
 Karner Surveying, Inc. LB#7357



FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zones: X, AO Depth 1.0, VE with Base Flood Elevation 10 and 11 Community #: 120286, Panel #: 12111C0183, Suffix: J, Date: 2.16.2012

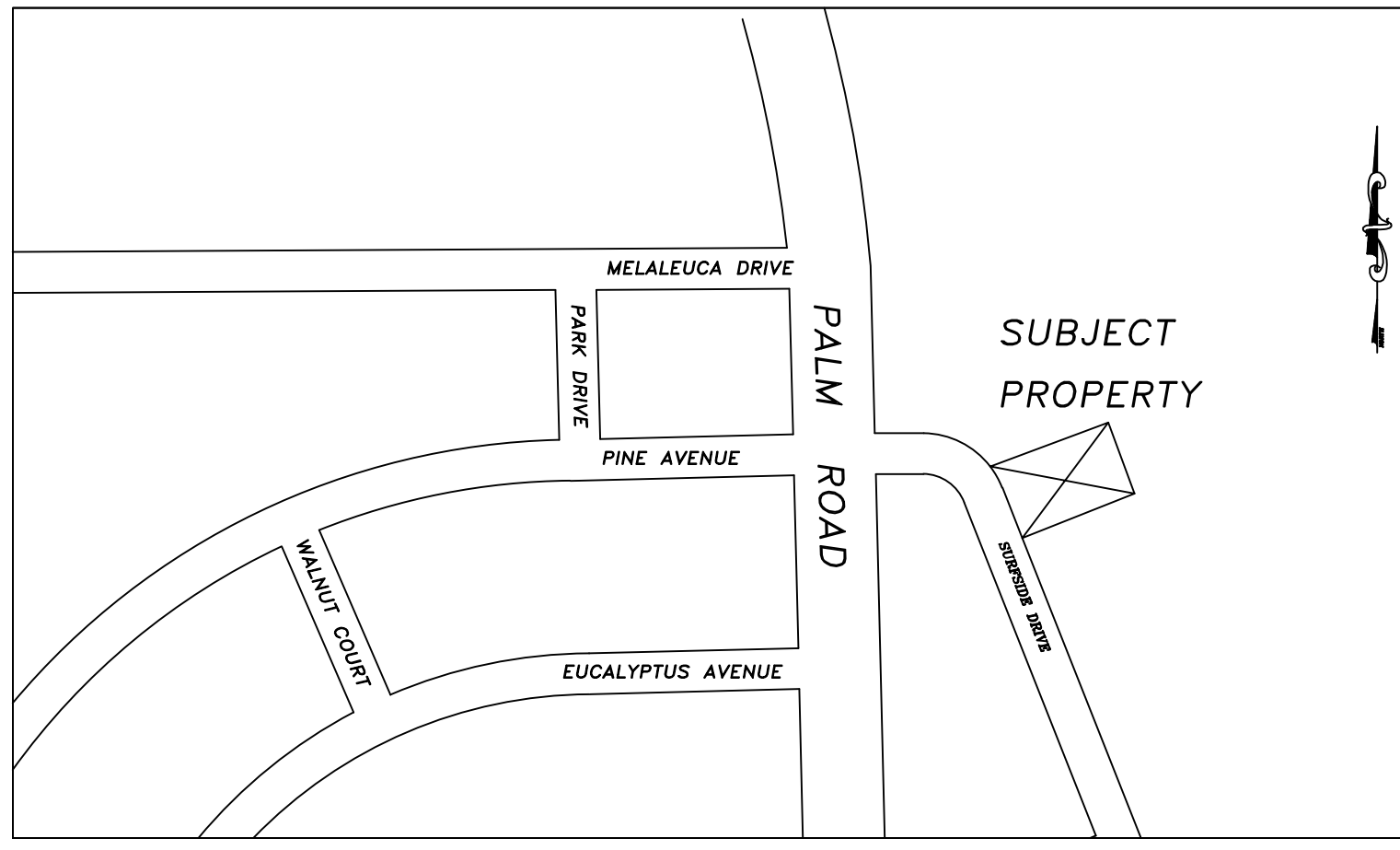
- LEGEND**
- B.M. - Bench Mark
 - C/E - Covered Entry
 - CAC - Concrete Pad with Air Conditioning
 - CB - Catch Basin
 - CBS - Concrete Block Structure
 - CMP - Corrugated Metal Pipe
 - CPE - Concrete Pad with Pool Equipment
 - CTV - Cable TV Box
 - El. - Elevation
 - G - Grinder
 - GV - Water Gate Valve
 - HYD - Fire Hydrant
 - IR - Irrigation Riser
 - NAD - North American Datum
 - O/L - Overhead Utility Line
 - PP - Power Pole
 - PUR - PVC Riser
 - SSMH - Sanitary Sewer Manhole
 - TR - Telephone Riser
 - TCB - Telephone Communications Box
 - UB - Utility Box
 - UR - Utility Riser
 - WM - Water Meter
 - WV - Water Valve
 - FCM - Found 4"x4" Concrete Monument
 - FIBC -
 - FIP - Found 1/2" Iron Pipe
 - FIPC - Found 1/2" Iron Pipe with Cap
 - FIR - Found #5 Iron Rod
 - FIRC - Found #5 Iron Rod with Cap
 - SIRC - Set #5 Iron Rod with Cap "LB#7357"
 - FIPC - Found 1/2" Iron Pipe with Cap
 - FM - Found Mag Nail
 - FMD - Found Mag Nail with Disk
 - FN - Found Nail
 - FNIT - Found Nail with Tin Tab
 - FPK - Found PK Nail
 - FPKD - Found PK Nail with Disk
 - FRRS - Found Rail Road Spike
 - /CO - In Pavement Cut Out
 - x0.0 - Existing Elevations
 - 0.0 - Existing Contour Line

<p>Prepared For: Surfside Land LLC St. Lucie County Florida</p>	<p>KARNER SURVEYING, INC. Residential & Commercial Surveying Services 2740 SW Martin Downs Blvd.#333, Palm City, FL 34990 Phone: (772)288 7206 Fax:(772)223 8181 WWW.KARNERSURVEYING.COM karner@comcast.net</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Date</th> <th>Revision Description</th> </tr> <tr> <td>3.18.19</td> <td>Geotags</td> </tr> <tr> <td>2.21.21</td> <td>Street Frontage & Dimension</td> </tr> </table>	Date	Revision Description	3.18.19	Geotags	2.21.21	Street Frontage & Dimension	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Sheet Title</th> <th>Sheet No.</th> <th>Sheet Total</th> </tr> <tr> <td>Boundary Survey</td> <td>1</td> <td>1</td> </tr> </table>	Sheet Title	Sheet No.	Sheet Total	Boundary Survey	1	1
Date	Revision Description														
3.18.19	Geotags														
2.21.21	Street Frontage & Dimension														
Sheet Title	Sheet No.	Sheet Total													
Boundary Survey	1	1													

PLAT OF

OCEAN RESIDENCES AT SURFSIDE

BEING A RE-PLAT OF LOT 13, SURFSIDE UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 17 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LYING IN GOVERNMENT .LOT 1, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE

LEGAL DESCRIPTION:

LOT 13, BLOCK 11, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE(S) 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

SURFSIDE LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATES AS FOLLOWS:

- TRACT A AS SHOWN ON THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE, IS HEREBY DEDICATED TO THE OCEAN RESIDENCES AT SURFSIDE POA, INC. A FLORIDA NOT FOR PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS (HEREINAFTER THE "ASSOCIATION") AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF ACCESS, RECREATION AND DRAINAGE. TRACT A AS SHOWN ON THIS PLAT SHALL ALSO BE DEDICATED TO THE ASSOCIATION ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PEDESTRIAN BEACH ACCESS, FOR OPEN SPACE AND FOR OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, INCLUDING A FUTURE BOARDWALK. TRACT A SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
- UTILITY AND ACCESS EASEMENTS: SAID EASEMENTS AS SHOWN HEREON ARE ACCESS AND UTILITY EASEMENTS WHICH ARE HEREBY DEDICATED TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. A GENERAL INGRESS/ EGRESS EASEMENT IS ALSO DEDICATED TO THE ASSOCIATION OVER AND ACROSS THE ASSOCIATION DRIVEWAYS, WALKWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF ANY UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, POWER LINES, WATER AND WASTEWATER LINES, CABLE TELEVISION SERVICES, APPURTENANT FACILITIES, AND EQUIPMENT. AN EASEMENT OVER SAID ACCESS EASEMENTS, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF SAINT LUCIE COUNTY FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREAS WITHOUT SAINT LUCIE COUNTY OR THE ASSOCIATION'S WRITTEN PERMISSION, AS APPLICABLE. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE ASSOCIATION'S FACILITIES. THE ASSOCIATION ITS SUCCESSORS AND ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENTS WHICH ARE NOT PRECLUDED BY THE FOREGOING. SAINT LUCIE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS OR FACILITIES CONSTRUCTED THEREIN EXCEPT AS AGREED IN WRITING.
- COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE ARE FILED IN OFFICIAL RECORD BOOK _____, PAGE _____, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA
- IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND TO HAVE ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS

_____ DAY OF _____, 2022.

SURFSIDE LAND, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
RAMY GALI, TITLE

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

OCEAN RESIDENCES AT SURFSIDE POA
A FLORIDA NOT FOR PROFIT CORPORATION

BY: _____
RAMY GALI TITLE

WITNESS: _____ PRINT NAME: _____

WITNESS: _____ PRINT NAME: _____

ACKNOWLEDGMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAMY GALI AS MANAGER OF SURFSIDE LAND, LLC., A FLORIDA LIMITED LIABILITY COMPANY. HE IS PERSONALLY KNOWN TO ME.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT OR STAMP NAME: _____

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RAMY GALI AS _____ OF OCEAN RESIDENCES AT SURFSIDE POA, A FLORIDA NOT FOR PROFIT CORPORATION. HE IS PERSONALLY KNOWN TO ME.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

PRINT OR STAMP NAME: _____

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____
SION EXPIRES: _____

TITLE CERTIFICATE:

ALEXZANDER D. GONANO., ATTORNEY AND COUNSELOR AT LAW
, AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT AS OF _____, 2022.

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- PURSUANT TO THE FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2022.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOW: NONE
- ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

DATED THIS _____ DAY OF _____ 2022

NAME: ALEXANDER D. GONANO, ATTORNEY AND COUNSELOR AT LAW

GENERAL PLAT NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BASIS OF BEARINGS USED HEREON IS N21°07'50"W ALONG THE EAST RIGHT OF WAY LINE OF SURFSIDE DRIVE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83/90 WITH 2011 ADJUSTMENT.
- PLAT CONTAINS: 0.94 ACRES MORE OR LESS.
- PLAT CONTAINS: 4 LOTS
- 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.
- THERE SHALL BE NO BUILDINGS OR ANY OTHER KIND OF CONSTRUCTION, IN OR ON UTILITY AND/OR DRAINAGE EASEMENTS.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 BY THE PROFESSIONAL SURVEYOR AND MAPPER BY THE CITY OF FORT PIERCE.

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF FORT PIERCE, AND ALL DEDICATIONS TO THE CITY OF FORT PIERCE SHOWN HEREON ARE ACCEPTED, THIS _____ DAY OF _____, 2022.

ATTEST:

BY: _____
LINDA HUDSON, MAYOR

BY: _____
LINDA COX, CITY CLERK

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____ 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 _____, 2022.

BY:

MICHELLE R. MILLER
CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SURVEYORS CERTIFICATE:

I, REGINA KARNER, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, FLORIDA CERTIFICATE NUMBER 4363, DO HEREBY CERTIFY THAT THIS PLAT OF OCEAN RESIDENCES AT SURFSIDE, A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PERMANENT REFERENCE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF FORT PIERCE AND THE COUNTY OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____ 2022.

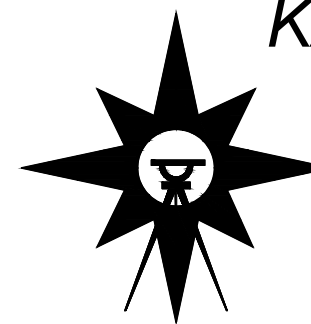
BY: _____
REGINA C. KARNER, PSM 4363

CITY OF FORT PIERCE
UTILITY SYSTEMS DEPARTMENT
PROJECT NO.: _____

CITY OF FORT PIERCE
PLANNING & ZONING DEPARTMENT
PROJECT NO.: _____

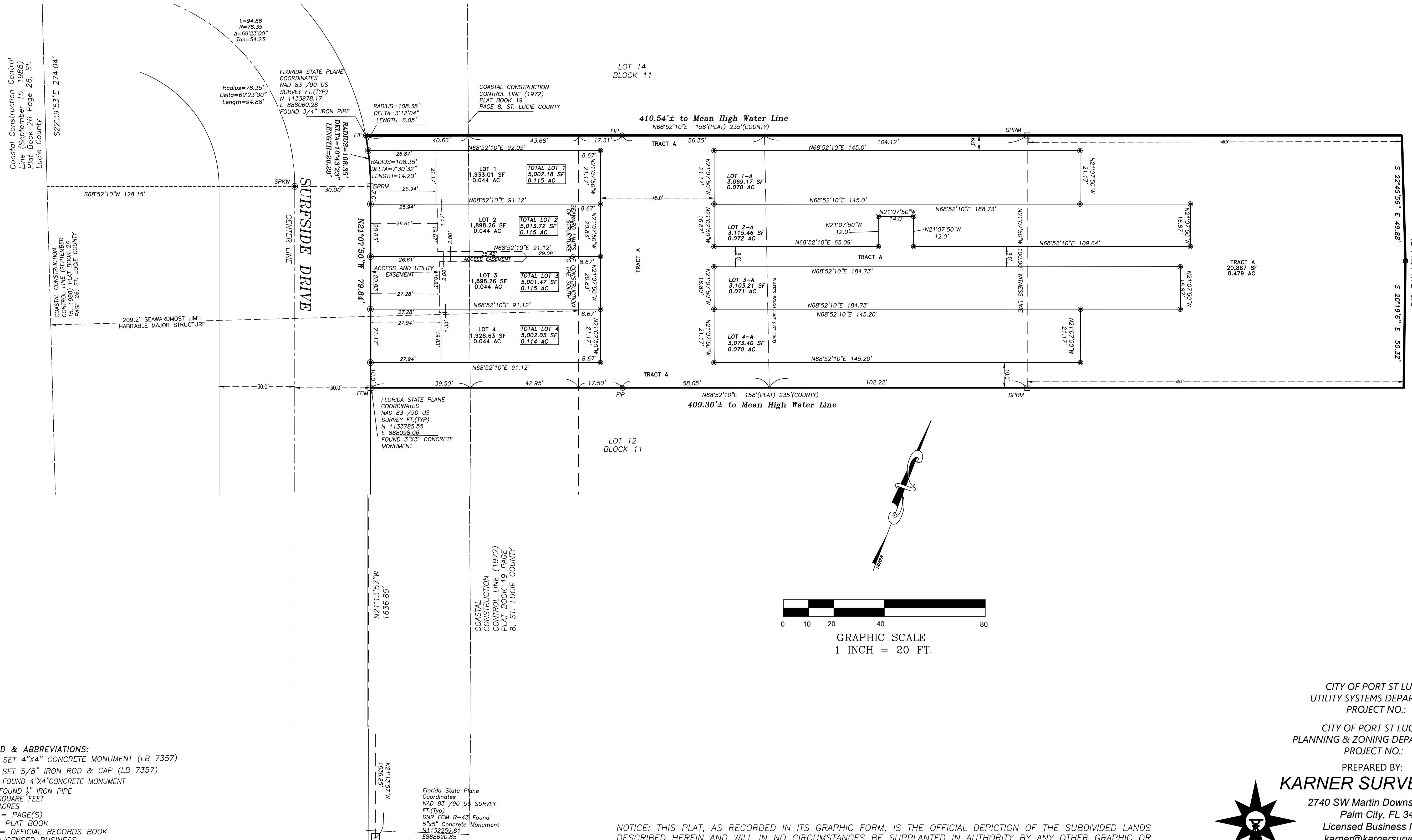
PREPARED BY: KARNER SURVEYING INC.

2740 SW Martin Downs Blvd. #333,
Palm City, FL 34990.
Licensed Business No. 7357
karnersurveyinginc.com
Tel: (772) 288-7206 Fax: 772-223-8181

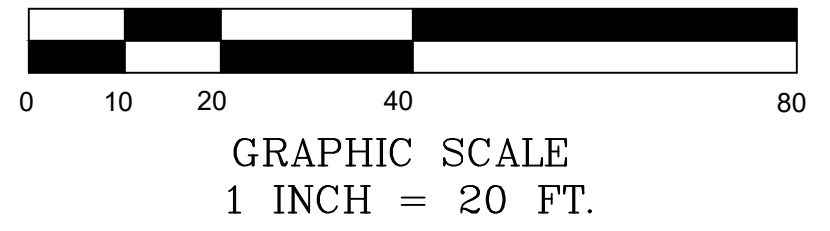


PLAT OF OCEAN RESIDENCES AT SURFSIDE

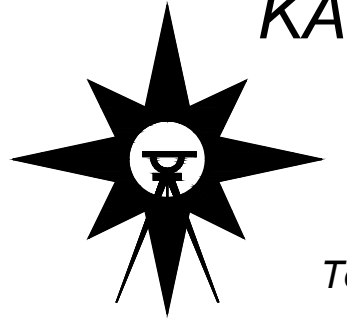
BEING A REPLAT OF LOT 13, SURFSIDE UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 17
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LYING IN GOVERNMENT .LOT 1, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LEGEND & ABBREVIATIONS:
 □ SET 4"x4" CONCRETE MONUMENT (LB 7357)
 ● SET 5/8" IRON ROD & CAP (LB 7357)
 FCM - FOUND 4"x4" CONCRETE MONUMENT
 FIP - FOUND 1/2" IRON PIPE
 SF - SQUARE FEET
 AC - ACRES
 PG(S) = PAGE(S)
 P.B. = PLAT BOOK
 O.R.B = OFFICIAL RECORDS BOOK
 LB = LICENSED BUSINESS
 PSM = PROFESSIONAL SURVEYOR AND MAPPER
 P.R.M. = PERMANENT REFERENCE MONUMENT



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.



CITY OF PORT ST LUCIE
UTILITY SYSTEMS DEPARTMENT
PROJECT NO.:

CITY OF PORT ST LUCIE
PLANNING & ZONING DEPARTMENT
PROJECT NO.:

PREPARED BY:
KARNER SURVEYING INC.
2740 SW Martin Downs Blvd. #333,
Palm City, FL 34990.
Licensed Business No. 7357
karnersurveyinginc.com
Tel: (772) 288-7206 Fax: 772-223-8181