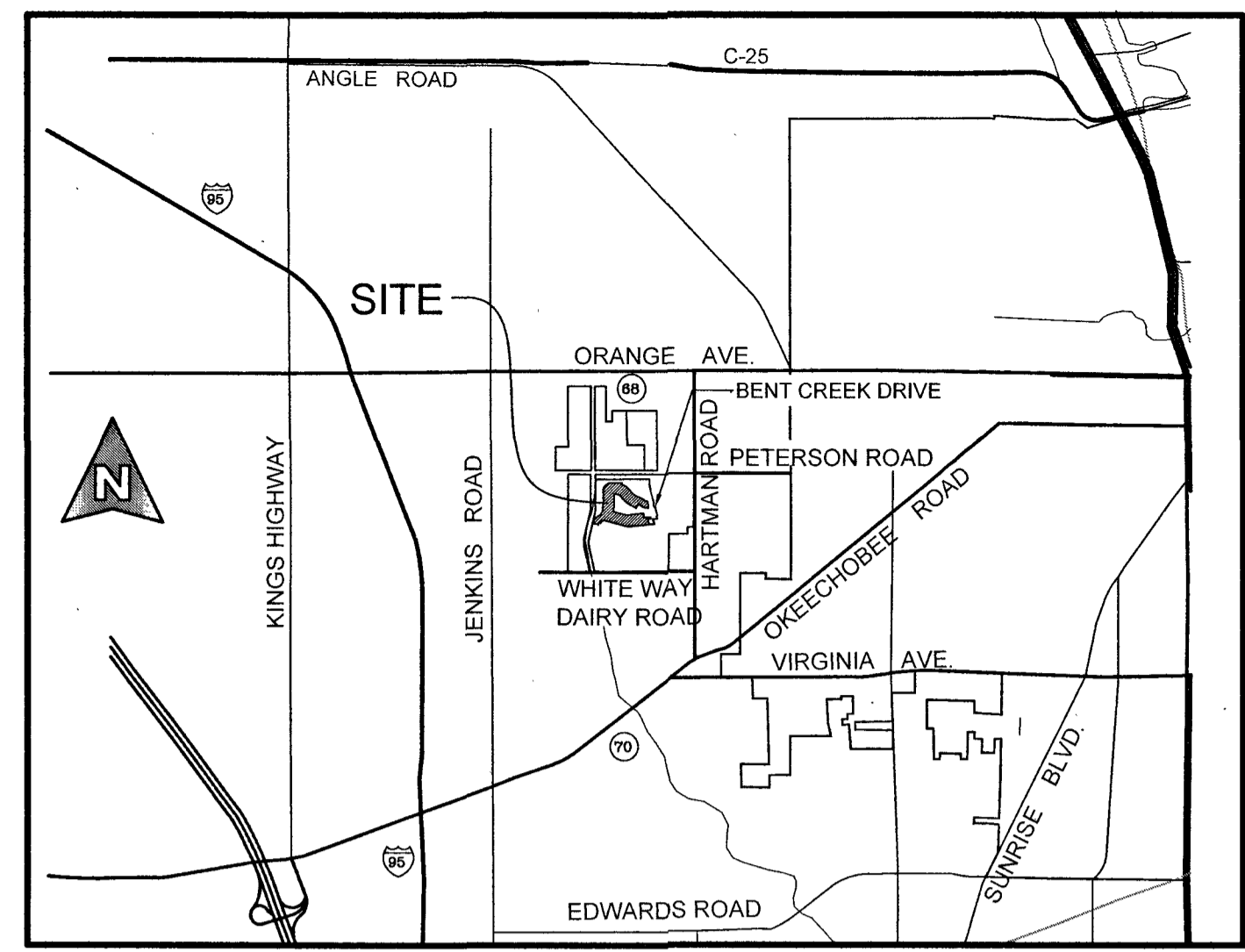
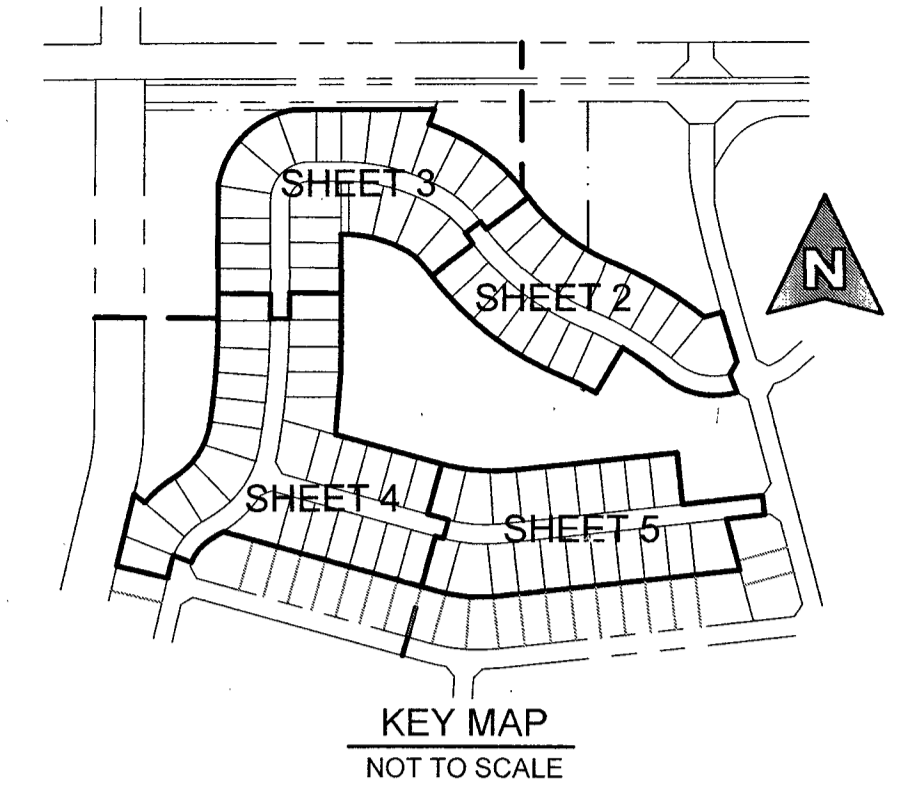


BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 5



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "A-2", BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 24.29 ACRES MORE OR LESS.

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

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL 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, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-6", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

3. TRACTS

TRACT "O-15", AS SHOWN HEREON IS HEREBY RESERVED FOR THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS 6th DAY OF February, 2023.

BY: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 3931 RCA BOULEVARD, SUITE 3105
PALM BEACH GARDENS, FLORIDA 33410
(PHONE NO. 561-345-6710)

ATTEST: *Jeffrey Alexander*
JEFFREY ALEXANDER,
AUTHORIZED AGENT

BY: *Michael Meyers*
MICHAEL MEYERS,
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND JEFFREY ALEXANDER, AUTHORIZED AGENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SAID OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, THIS 6th DAY OF February, 2023.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 2/12/2024
COMMISSION NO. GG 958074

Kim Puia
PRINTED NAME

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF February, 2023.

WITNESS
TEO ALTARMA
PRINTED NAME

BY: *T.R. Beer*
T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO, SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF February, 2023.

MY COMMISSION EXPIRES: 2/12/2024
COMMISSION NO. GG 958074

Kim Puia
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE CALATAN INIC NATIONAL TITLE SOLUTIONS, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2-3-23
Jill Anderson Blanco
JILL ANDERSON BLANCO,
SVP, SENIOR COMMERCIAL SERVICES COUNSEL

SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, STATUTES.

THIS _____ DAY OF _____, 2023.

FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY: KEVIN FREEMAN
PLANNING DIRECTOR
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2023.

BY: TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, 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 PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

FORT PIERCE CITY COMMISSION

BY: LINDA COX
CITY CLERK

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 _____, 2023.

FORT PIERCE CITY COMMISSION

BY: LINDA COX
CITY CLERK

CLERK OF THE 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 _____, 2023.

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

AREA TABULATION

TRACT "O-15"	0.0626 ACRES
TRACT "S-6"	4.2719 ACRES
LOTS 252 - 339	19.9559 ACRES
TOTAL AREA	24.2904 ACRES

LENNAR HOMES, LLC

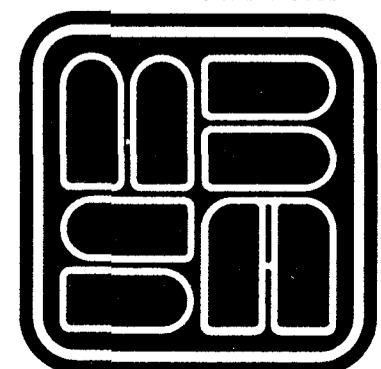
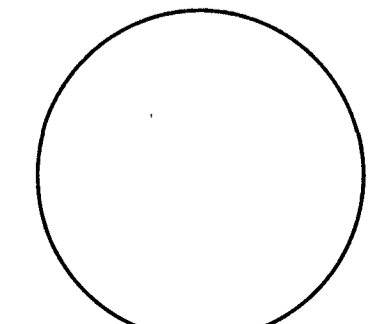
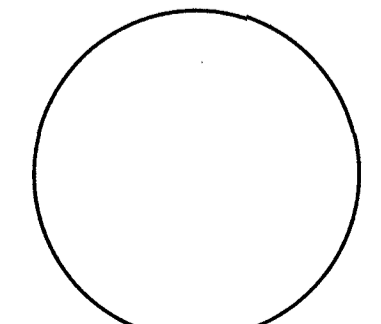
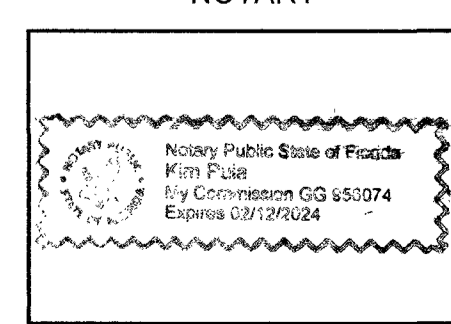
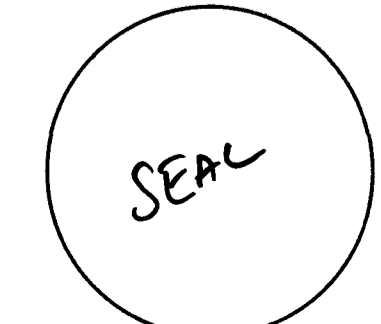
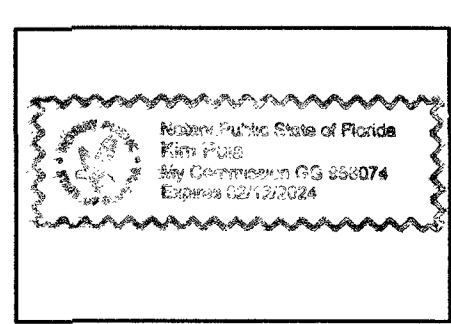
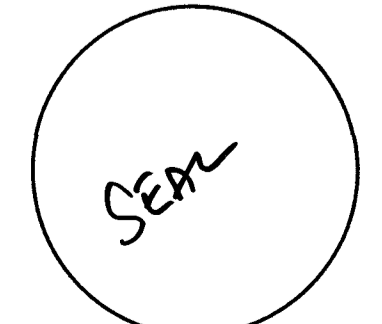
LENNAR HOMES, LLC
NOTARY

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOTARY

CITY OF FORT PIERCE
CLERK

PROFESSIONAL SURVEYOR AND MAPPER



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

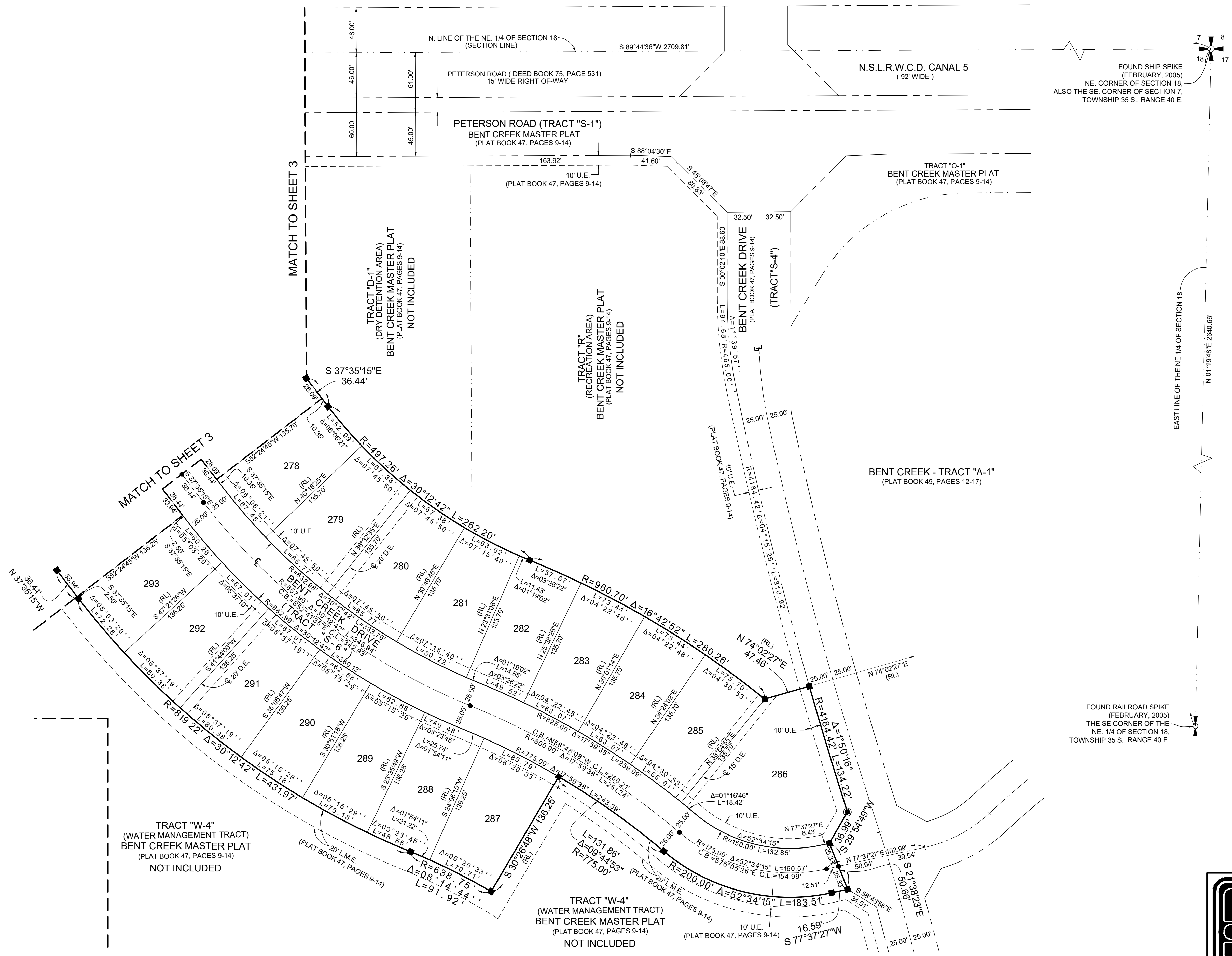
BENT CREEK - TRACT "A-2"

BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE
 COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN
 PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

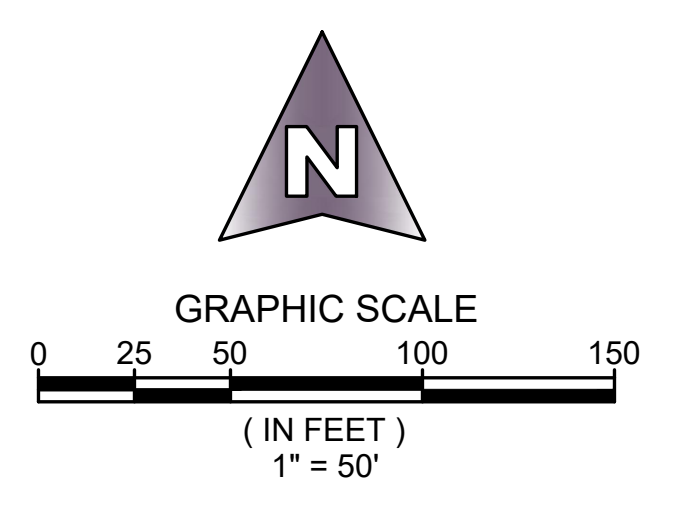
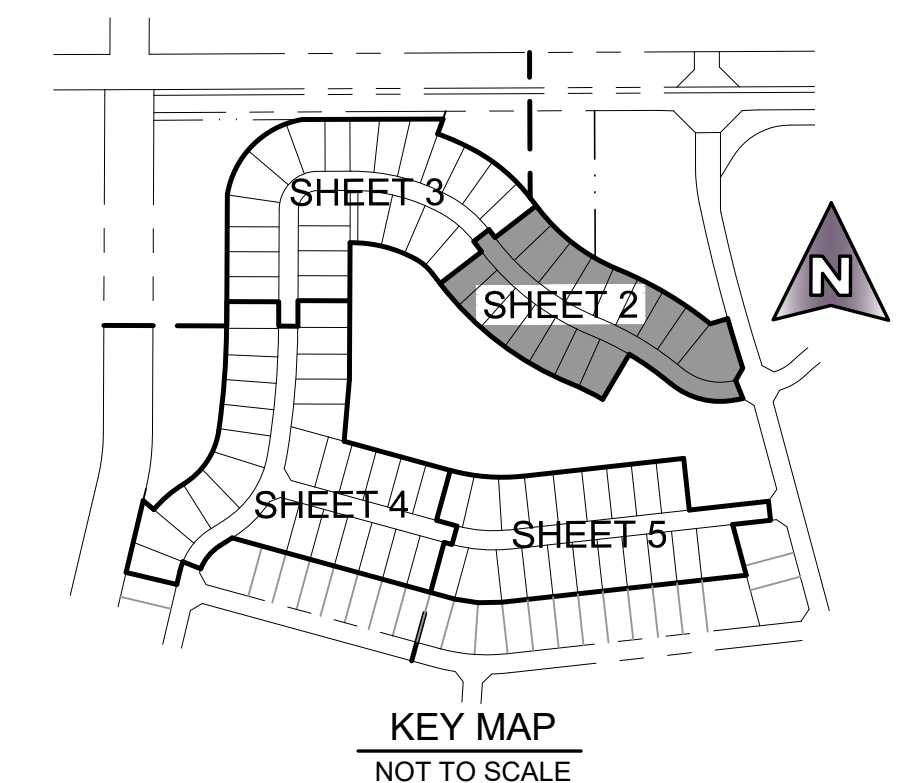
SHEET 2 OF 5

PLAT BOOK _____, PAGE _____

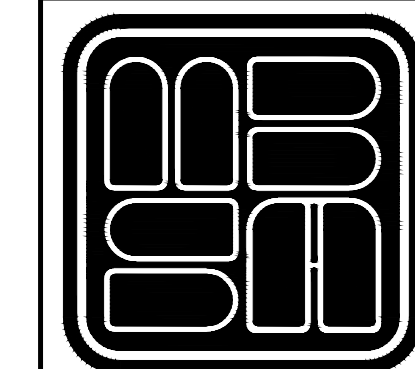


FOUND SHIP SPIKE
 (FEBRUARY, 2005)
 NE CORNER OF SECTION 18,
 ALSO THE SE CORNER OF SECTION 7,
 TOWNSHIP 35 S., RANGE 40 E.

FOUND RAILROAD SPIKE
 (FEBRUARY, 2005)
 THE SE CORNER OF THE
 NE 1/4 OF SECTION 18,
 TOWNSHIP 35 S., RANGE 40 E.



SHEET 2 OF 5



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

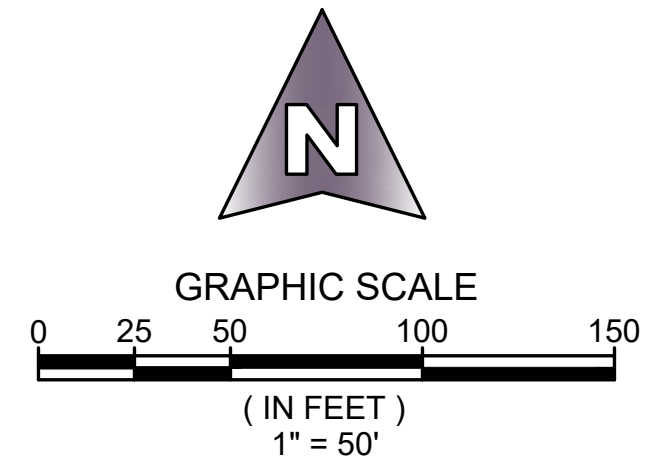
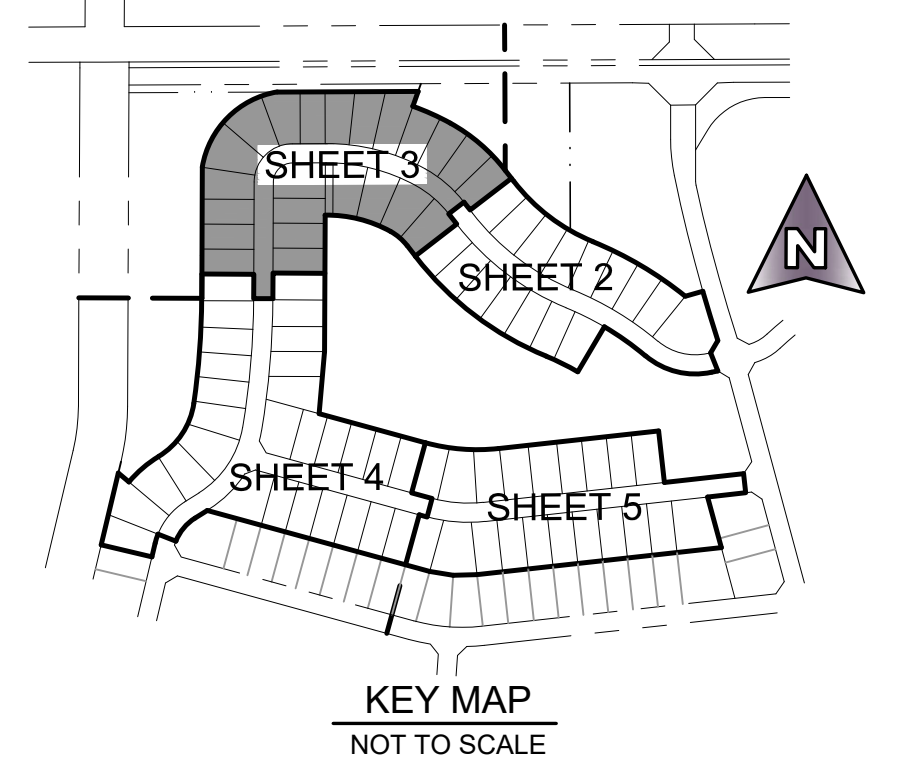
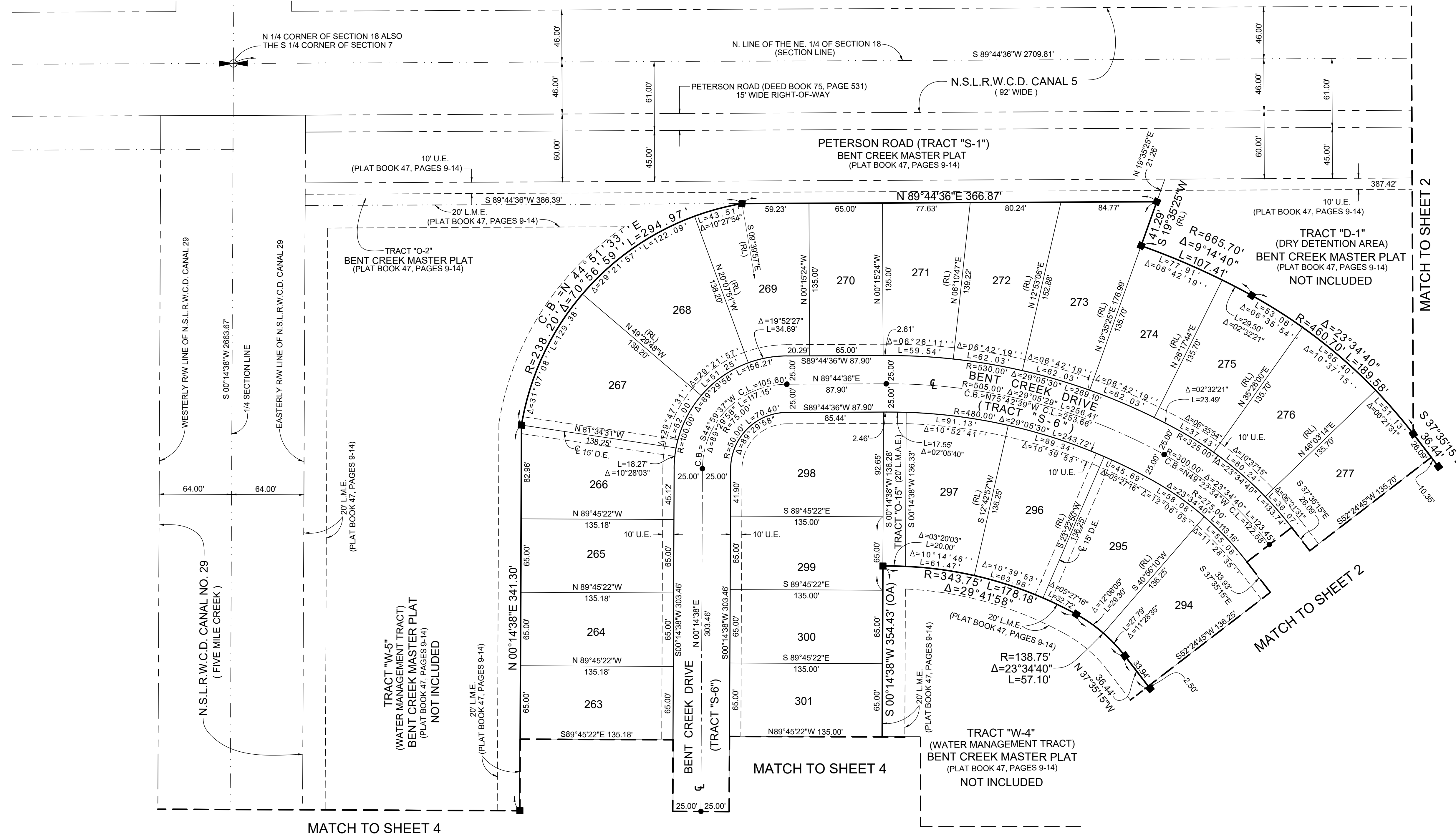
BENT CREEK - TRACT "A-2"

BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE
 COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN
 PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 3 OF 5

PLAT BOOK _____, PAGE _____



SHEET 3 OF 5

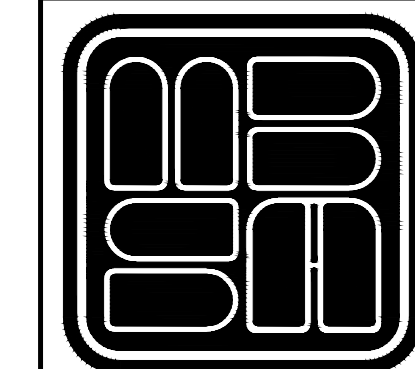
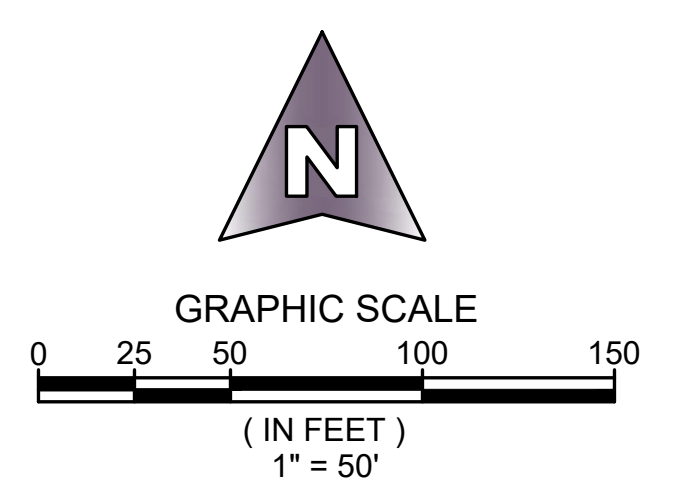
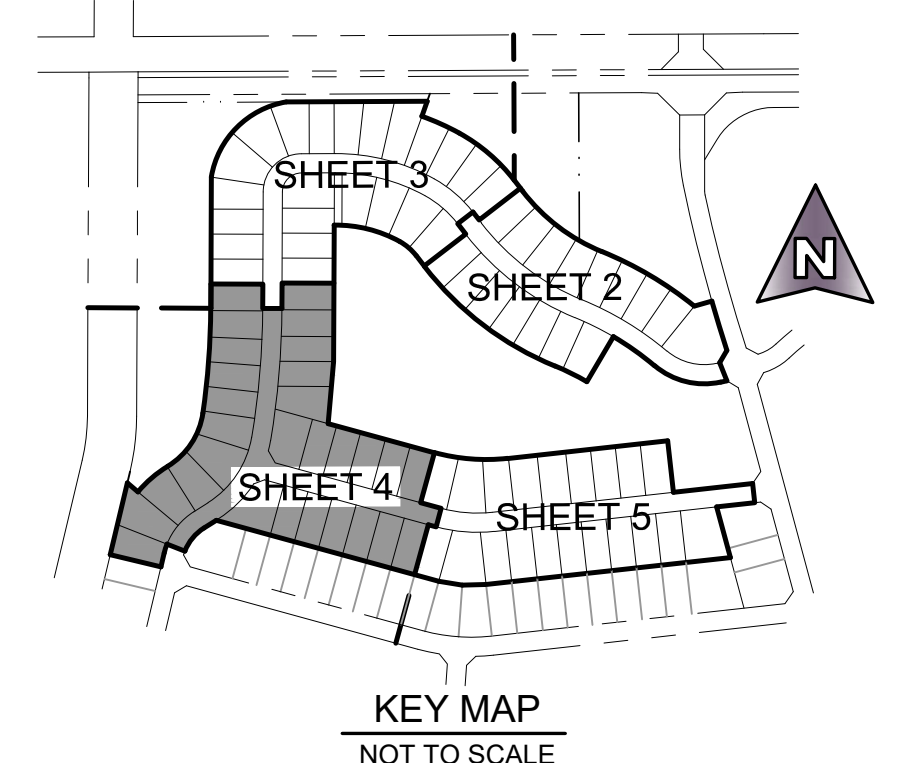
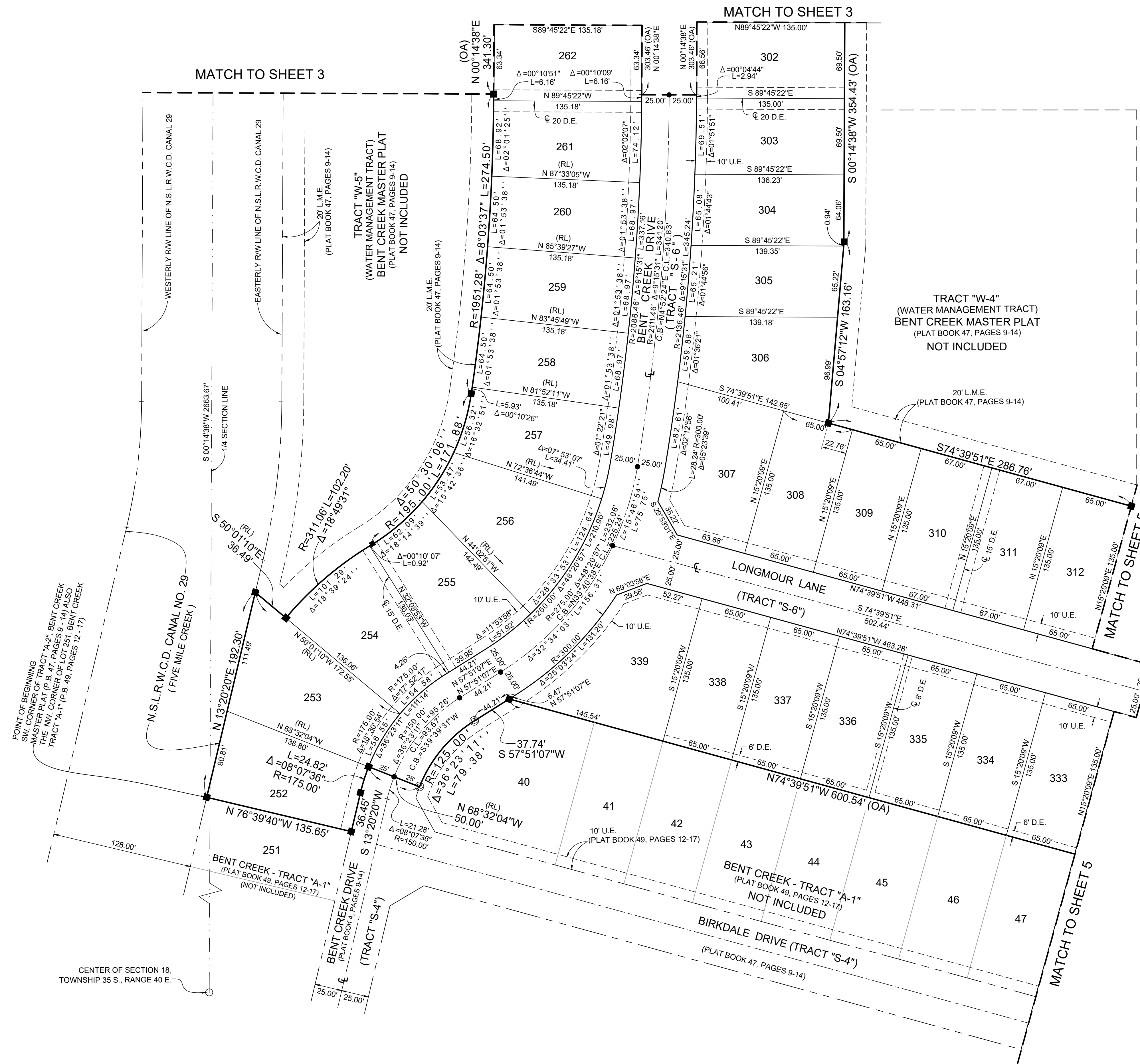


MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "A-2"

BENT CREEK - TRACT "A-2"

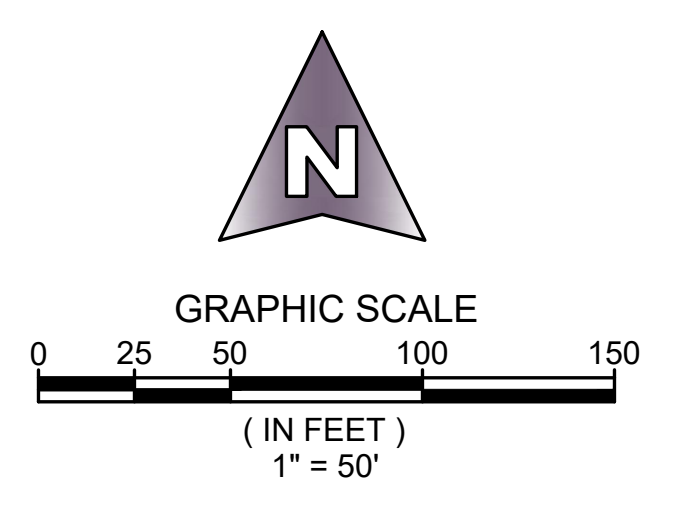
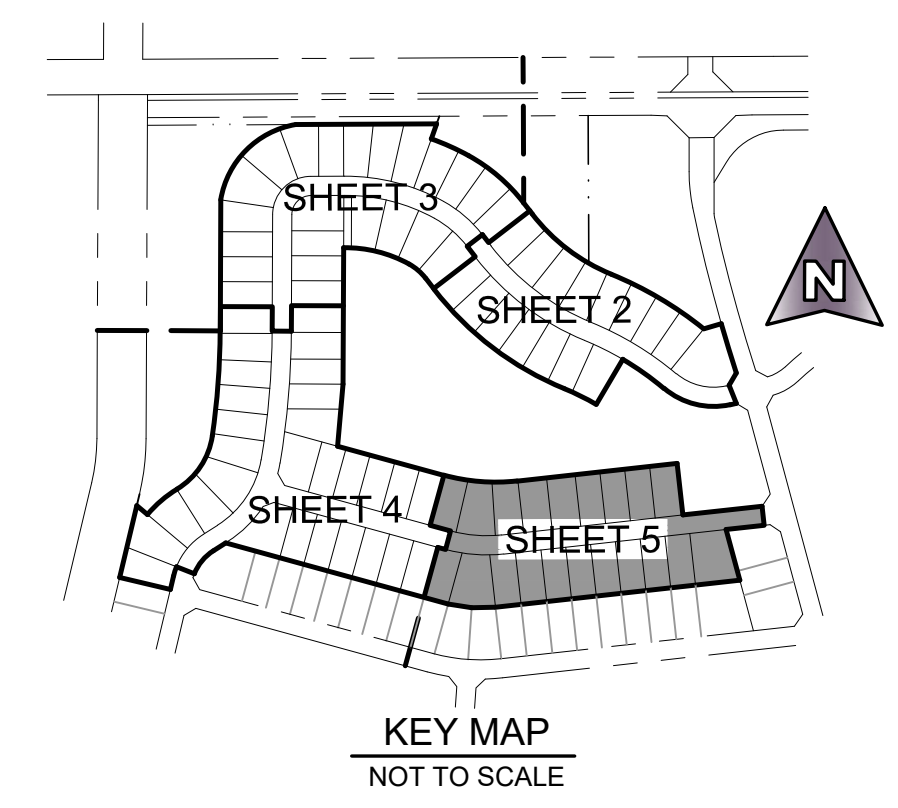
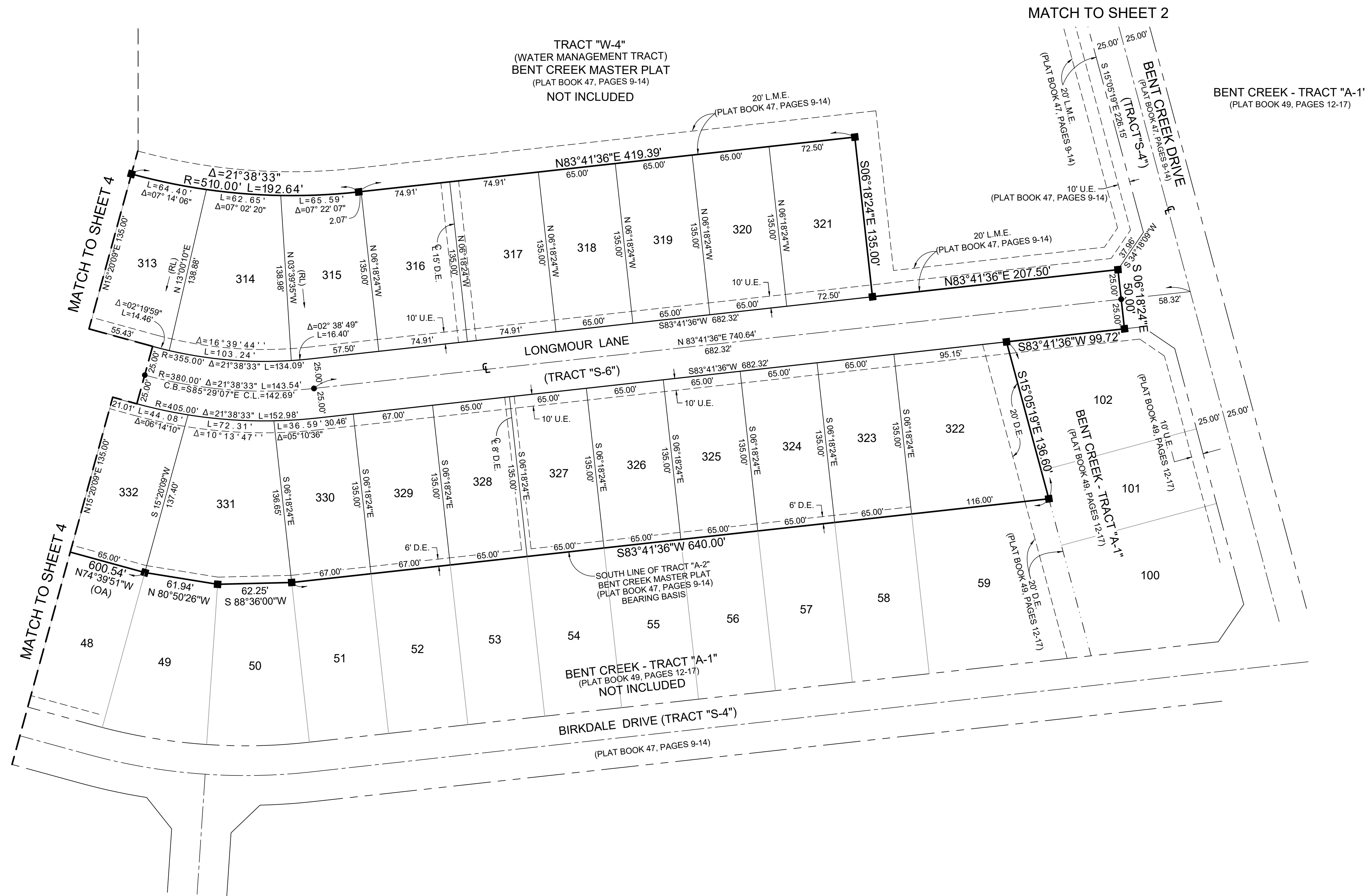
A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE
 COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN
 PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "A-2"

A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE
 COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN
 PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 SHEET 5 OF 5



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "A-2"