



THE SUNRISE CITY  
**FORT PIERCE**  
 PLANNING DEPARTMENT *Florida*

## Subdivision

Property address or Location 839 Bent Creek dr, Fort Pierce, FL 34947

Parcel ID #(s) 2418-500-0103-000-6

Project description Bent Creek Tract A-2 (PB 49-12) Lot 98

Lennar Homes, LLC

Property Owner(s)  
8895 North Military Trail, Suite 101-B

Street Address  
Palm Beach Gardens, FL 33410

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

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.*

Valerie McChesney

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Palm Beach COUNTY

The foregoing instrument was acknowledged before me this 24 day of September 2019, by

Valerie McChesney who is personally known to me or has produced

as identification.

[Signature]

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 \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_



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



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**SUBDIVISION: FINAL PLAT**

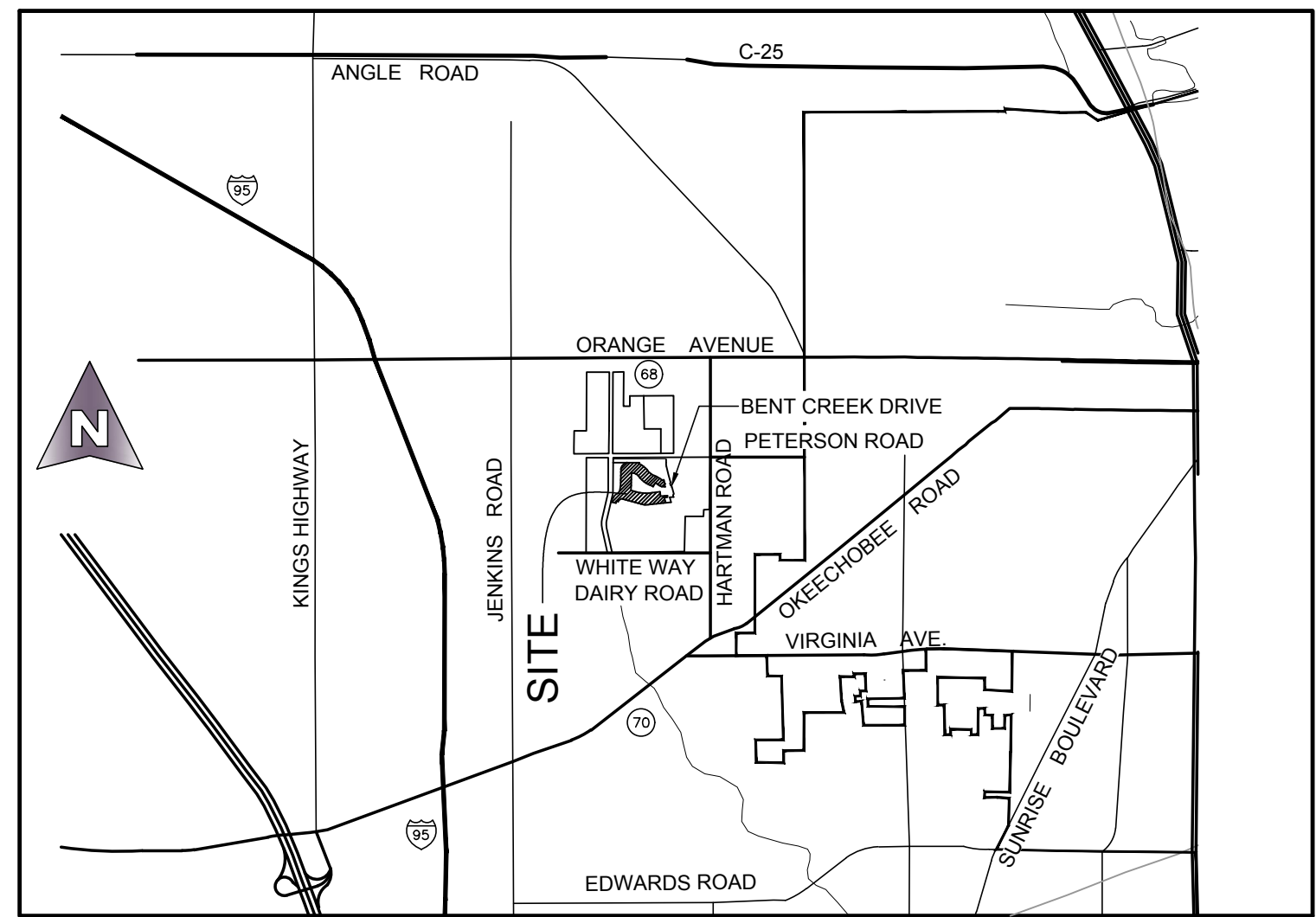
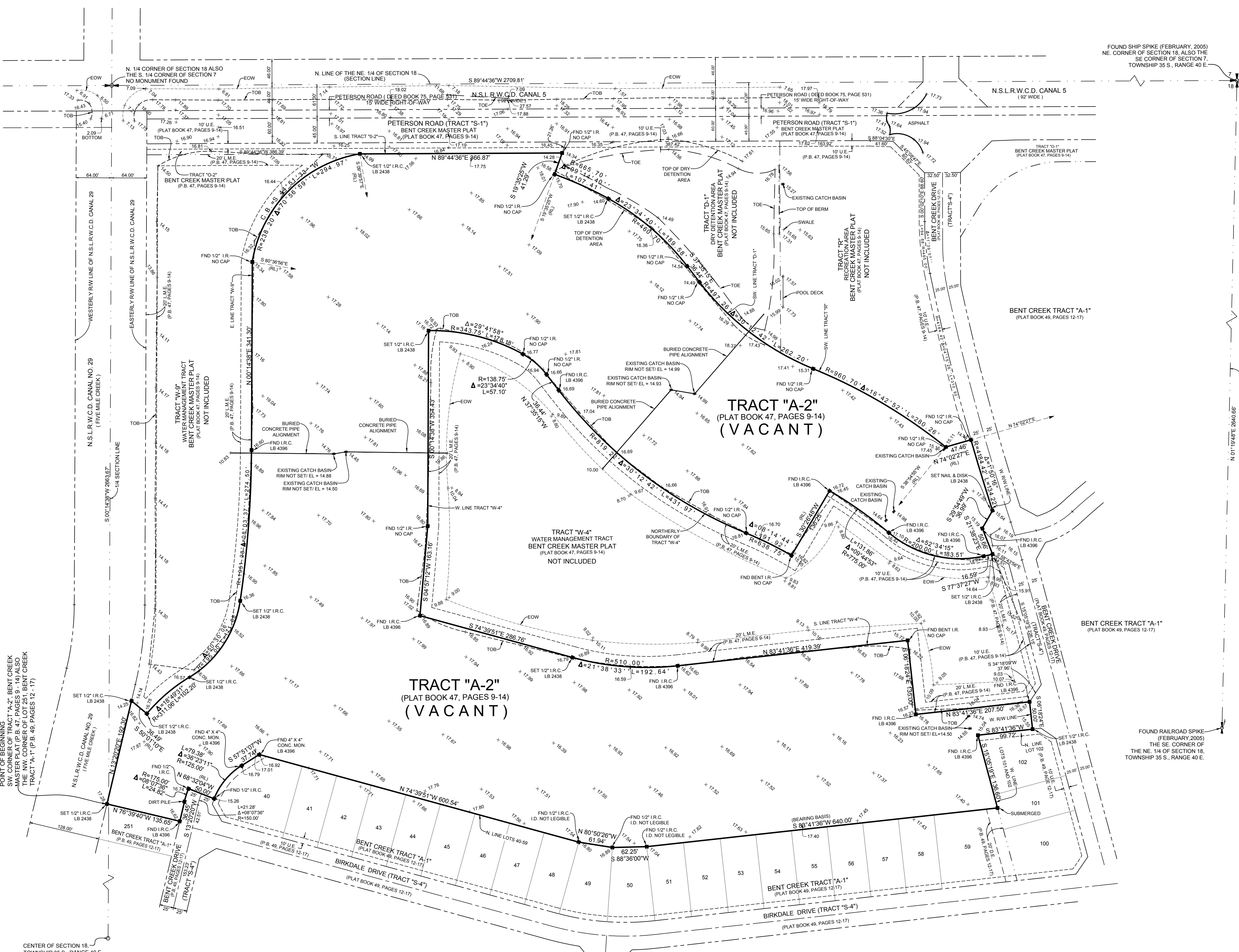
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**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**  
(TRACT "A-2")

A PARCEL OF LAND BEING 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A-2", SAID POINT BEING THE NORTHWEST CORNER OF LOT 251, BENT CREEK TRACT "A-1", AS RECORDED IN PLAT BOOK 49, PAGES 12 THROUGH 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 13°20'20" EAST ALONG THE WEST LINE OF SAID TRACT "A-2", A DISTANCE OF 192.30 FEET; THENCE SOUTH 50°01'10" EAST ALONG THE SOUTHWEST LINE OF TRACT "W-9", AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 36.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 311.08 FEET AND WHOSE CENTER POINT BEARS SOUTH 50°01'10" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°49'31", A DISTANCE OF 102.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 195.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°30'00", A DISTANCE OF 171.88 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1951.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°03'37", A DISTANCE OF 274.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°14'38" EAST, A DISTANCE OF 341.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 238.20 FEET AND WHOSE CENTER POINT BEARS SOUTH 80°30'55" EAST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°59'59", A DISTANCE OF 294.87 FEET (THE PRECEDING FIVE COURSES BEING COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT "W-9") TO A POINT OF NON-TANGENCY; THENCE NORTH 89°44'36" EAST ALONG THE NORTH LINE OF SAID TRACT "A-2", ALSO BEING THE SOUTH LINE OF TRACT "O-2" AS SHOWN ON SAID BENT CREEK MASTER PLAT, A DISTANCE OF 366.87 FEET; THENCE SOUTH 19°35'25" WEST ALONG THE WESTERLY LINE OF TRACT "D-1", A DISTANCE OF 41.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 665.70 FEET AND WHOSE CENTER POINT BEARS SOUTH 19°35'25" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°14'40", A DISTANCE OF 107.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 468.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 189.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°35'15" EAST, A DISTANCE OF 36.44 FEET; TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 497.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 262.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 960.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°42'52", A DISTANCE OF 280.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 478.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1484.42 FEET AND WHOSE CENTER POINT BEARS SOUTH 74°02'27" EAST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'16", A DISTANCE OF 134.22 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 29°54'49" WEST, A DISTANCE OF 36.99 FEET; THENCE SOUTH 21°39'23" EAST, A DISTANCE OF 50.98 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH SAID EASTERLY LINE OF TRACT "A-2", ALSO SAID WESTERLY RIGHT-OF-WAY LINE OF BENT CREEK DRIVE) TO A POINT ON THE NORTHERLY LINE OF TRACT "W-4" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 77°37'27" WEST, A DISTANCE OF 16.59 FEET TO THE BEGINNING OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°34'15", A DISTANCE OF 183.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 775.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°44'33", A DISTANCE OF 131.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 30°26'48" WEST ALONG SAID RADIAL LINE, A DISTANCE OF 136.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 638.75 FEET AND WHOSE CENTER POINT BEARS SOUTH 30°26'48" WEST, FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°14'44", A DISTANCE OF 91.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 819.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°12'42", A DISTANCE OF 431.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 37°35'15" WEST, A DISTANCE OF 36.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 138.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°34'40", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO THE POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°41'58", A DISTANCE OF 178.18 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY LINE OF SAID TRACT "W-4") TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°14'38" WEST, A DISTANCE OF 354.43 FEET; THENCE SOUTH 04°57'12" WEST, A DISTANCE OF 163.16 FEET; (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT "W-4") TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT "W-4"; THENCE SOUTH 74°39'51" EAST, A DISTANCE OF 286.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 510.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°38'33", A DISTANCE OF 192.64 FEET TO A POINT ON THE NORTH LINE OF LOT 102 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST ALONG SAID NORTH LINE OF LOT 102, A DISTANCE OF 99.72 FEET; THENCE SOUTH 15°05'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 102 AND LOT 101 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; A DISTANCE OF 136.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHERLY LINE OF LOT 59 AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"; THENCE SOUTH 83°41'36" WEST, A DISTANCE OF 640.00 FEET; THENCE SOUTH 88°36'00" WEST, A DISTANCE OF 62.25 FEET; THENCE NORTH 80°50'28" WEST, A DISTANCE OF 61.94 FEET; THENCE NORTH 74°39'51" WEST, A DISTANCE OF 600.54 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY LINES OF LOT 40 THROUGH SAID LOT 59, AS SHOWN ON SAID PLAT OF BENT CREEK TRACT "A-1"); THENCE SOUTH 57°51'10" WEST, A DISTANCE OF 37.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°23'11", A DISTANCE OF 79.38 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE NORTHWESTERLY LINES OF SAID LOT 40) TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 68°32'04" WEST ALONG SAID RADIAL LINE, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BENT CREEK DRIVE (TRACT "S-4"); A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET AND WHOSE CENTER POINT BEARS SOUTH 68°32'04" EAST, FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°07'36", A DISTANCE OF 24.82 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°20'20" WEST, A DISTANCE OF 36.45 FEET (THE PRECEDING TWO COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BENT CREEK DRIVE) TO A POINT ON THE SOUTHEAST LINE OF SAID TRACT "A-2", ALSO BEING THE NORTHEAST LINE OF SAID LOT 251, BENT CREEK TRACT "A-1"; THENCE NORTH 76°39'40" WEST ALONG THE SOUTHEAST LINE OF SAID TRACT "A-2" AND SAID NORTHEAST LINE OF LOT 251, A DISTANCE OF 135.65 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 24.29 ACRES, MORE OR LESS.

**LEGEND**

- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- R/W = RIGHT-OF-WAY
- L.M.E. = LAKE MAINTENANCE EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W. & L.S.E. = WATER AND LIFT STATION EASEMENT
- C.O.B. = CHANCERY ORDER BOOK
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- C. = CALCULATED
- M. = MEASURED
- C. & M. = CALCULATED AND MEASURED
- I.R.C. = IRON ROD AND CAP
- I.R. = IRON ROD
- SAN. MH = SANITARY MANHOLE
- FND = FOUND
- ID. = IDENTIFICATION
- C.M. = CONCRETE MONUMENT
- RL = RADIAL LINE
- ⊕ = BENCHMARK
- ⊙ = CENTERLINE
- NGVD 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- = FND OR SET MONUMENTATION AS NOTED (SEE ABOVE)
- ⊕ = SECTION CORNER (NOT FOUND)
- ⊕ = 1/4 SECTION CORNER (NOT FOUND)
- ⊕ = EXISTING ELEVATIONS (NGVD 29)

**SURVEYOR'S NOTES:**

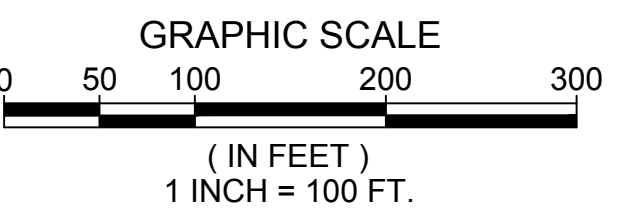
1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
4. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" AND FLOODWAY ZONE "AE" (FIVEMILE CREEK) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0178J AND MAP NUMBER 12111C0186J, MAP REVISED: FEBRUARY 16, 2012.
5. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARD OF PRACTICE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY RULE 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027 FLORIDA STATUTES.
6. ALL BOUNDARY DIMENSIONS ARE PER BENT CREEK MASTER PLAT (P.B. 47, PAGES 9) AND MEASURED UNLESS OTHERWISE SHOWN.

CERTIFY TO: LENNAR HOMES, INC.

DATE, LAST FIELD WORK: 8/13/2019

SIGNATURE DATE: \_\_\_\_\_ CRAIG S. PUSEY, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 5019

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR ABOVE.

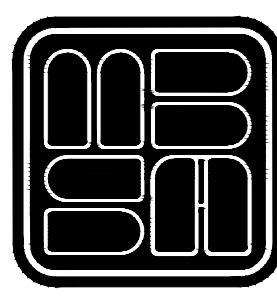


GRAPHIC SCALE

(IN FEET)

1 INCH = 100 FT.

NO.	BY	DATE	REVISIONS



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 Forest Hill Boulevard, Suite 206  
West Palm Beach, Florida 33408  
Phone: (561) 968-0080 Fax: (561) 642-9726

FIELD	P.M.	FIELD BOOK	SCALE	SHEET NO.
CHECKED	C.S.P.	PAGE	ELECT	1
DRAWN	L.B.	CADD FILE	DATE	OF 1
		1691BDY_A2	AUGUST, 2019	

**BOUNDARY AND TOPOGRAPHIC SURVEY OF TRACT "A-2" BENT CREEK MASTER PLAT**  
LB # 2438  
FILE NO. 1753

Michael B. Schorah & Associates

44637

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
09/24/2019	092419	Final Plat Review Bent Creek B-2 A-2		500.00
<b>DATE</b> 09/24/19			<b>VENDOR</b> City of Ft. Pierce	<b>TOTAL</b> 500.00

**Michael B. Schorah & Associates**  
 1850 Forest Hill Blvd.  
 Suite 206  
 West Palm Beach, FL 33406

Suntrust Bank, So. FL, N.A.  
 West Palm Beach, FL 33403  
 63-215/631

44637

PAY **Five Hundred and no/100**

DATE	CHECK	CHECK AMOUNT
09/24/19	44637	\$500.00

TO THE ORDER OF **CITY OF FT. PIERCE**



\_\_\_\_\_  
 AUTHORIZED SIGNATURE

⑈044637⑈ ⑆063102152⑆0392022437501⑈

Security features included. Details on back

**MICHAEL B. SCHORAH & ASSOCIATES, INC.**

ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS  
 TEL. (561) 968-0080  
 EB# 2438 FAX. (561) 642-9728 LB# 2438  
 www.schorah.com  
 1850 FOREST HILL BLVD., SUITE 206  
 WEST PALM BEACH, FLORIDA 33406

**LETTER OF TRANSMITTAL**

DATE	<b>September 24, 2019</b>	JOB NO	<b>1753</b>
ATTENTION	<b>Vennis Gilmore</b>		
RE	<b>Bent Creek Parcel A-2</b>		

TO: City of Fort Pierce  
Planning Department

- HAND DELIVER     MAILED     PICK-UP  
 FEDEX     OTHER \_\_\_\_\_

WE ARE SENDING YOU  Attached     Under separate cover via \_\_\_\_\_ the following items:

COPIES	EACH	SETS	DESCRIPTION
<b>14</b>			<b>Warranty Deeds</b>
	<b>14</b>		<b>Boundary Survey (Signed and Sealed)</b>
	<b>14</b>		<b>Final Plat (Signed and Sealed)</b>
	<b>1</b>		<b>Application Form (Original)</b>
<b>13</b>			<b>Application Form</b>
	<b>1</b>		<b>Check# 44637 in the amount of \$500.00</b>
	<b>1</b>		<b>CD</b>

THESE ARE TRANSMITTED as checked below:

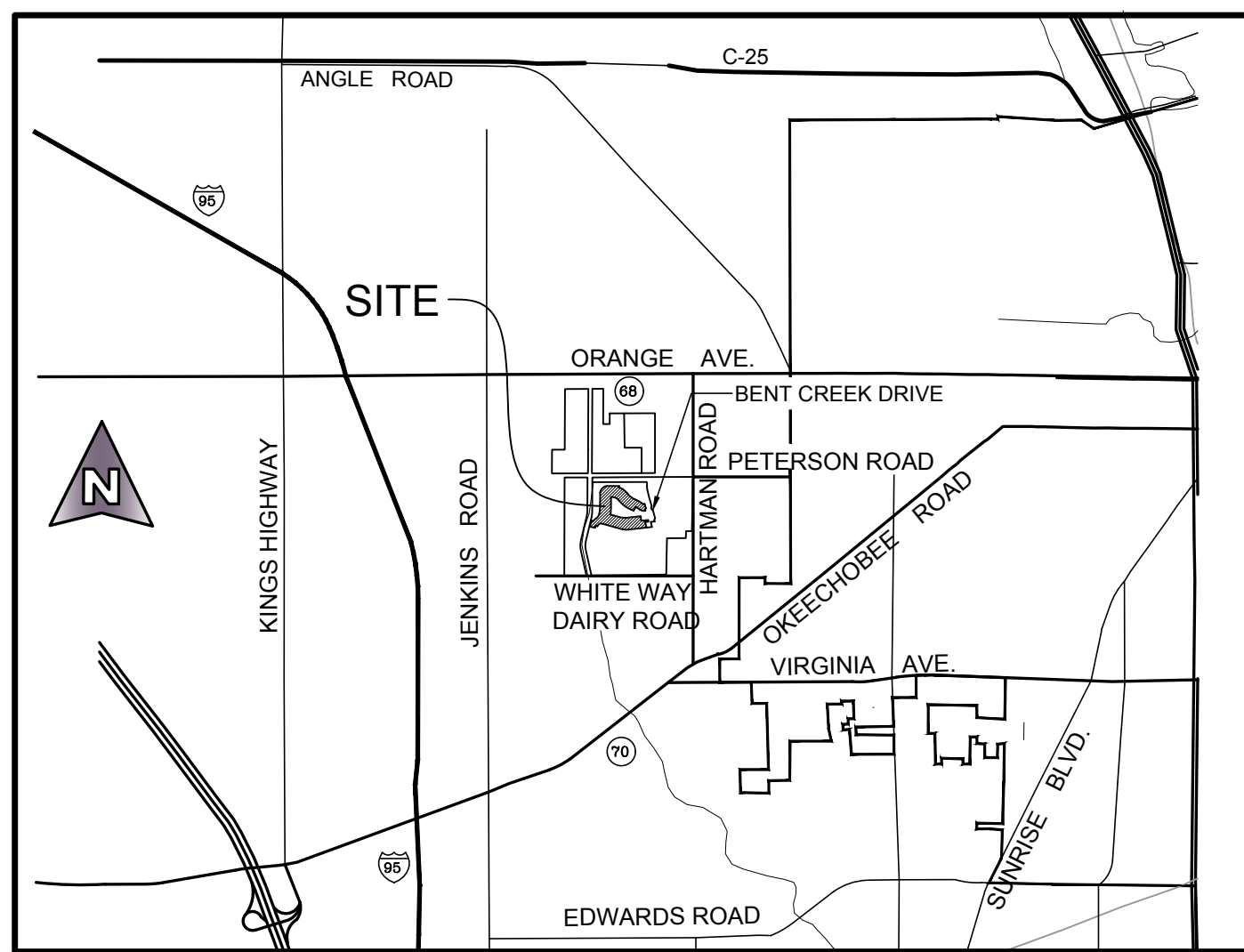
- For approval                       For your use                       For Signature  
 For review and comment             As requested                       Other

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COPY TO: \_\_\_\_\_

if enclosures are not as noted, kindly notify us at once.

SIGNED Michael J. LaCoursiere, P.E.



LOCATION MAP NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, 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 ST. LUCIE COUNTY.

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.

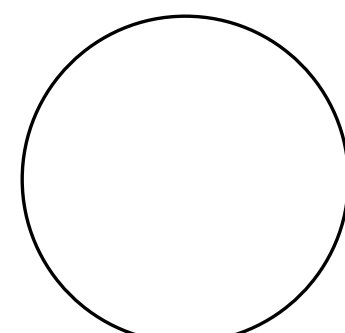
2. STREETS

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.

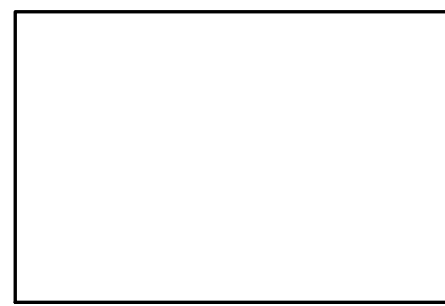
3. TRACTS

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.

LENNAR HOMES, LLC



LENNAR HOMES LLC NOTARY



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

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

BY: LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY ADDRESS: 8136 OKEECHOBEE BOULEVARD WEST PALM BEACH, FLORIDA 33415 (PHONE NO. 561-433-4700)

ATTEST: JEFFREY ALEXANDER, AUTHORIZED AGENT

BY: 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, INC., A FLORIDA CORPORATION, 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 SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA COUNTY OF ST. LUCIE

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

WITNESS BY: SIMONE FOREMAN, PRESIDENT

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED SIMONE FOREMAN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_ PRINTED NAME

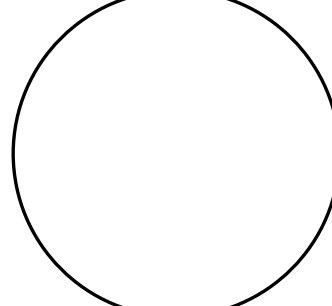
TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

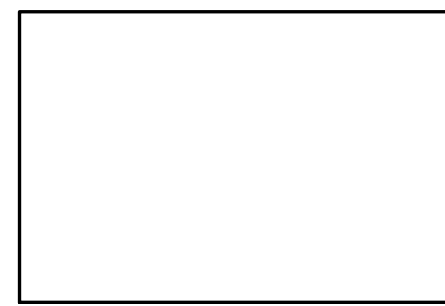
WE NORTH AMERICAN TITLE CO. A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE 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: \_\_\_\_\_ AMBARINA PEREZ, VICE PRESIDENT

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.



BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC. NOTARY



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 \_\_\_\_\_, 2019.

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

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 \_\_\_\_\_, 2019.

BY: REBECA GUERRA DIRECTOR OF PLANNING (INTERIM) 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 \_\_\_\_\_, 2019.

BY: PETE SWEENEY 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 FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON \_\_\_\_\_, 2019.

FORT PIERCE CITY COMMISSION

BY: LINDA COX CITY CLERK

CLERK OF THE CIRCUIT COURT

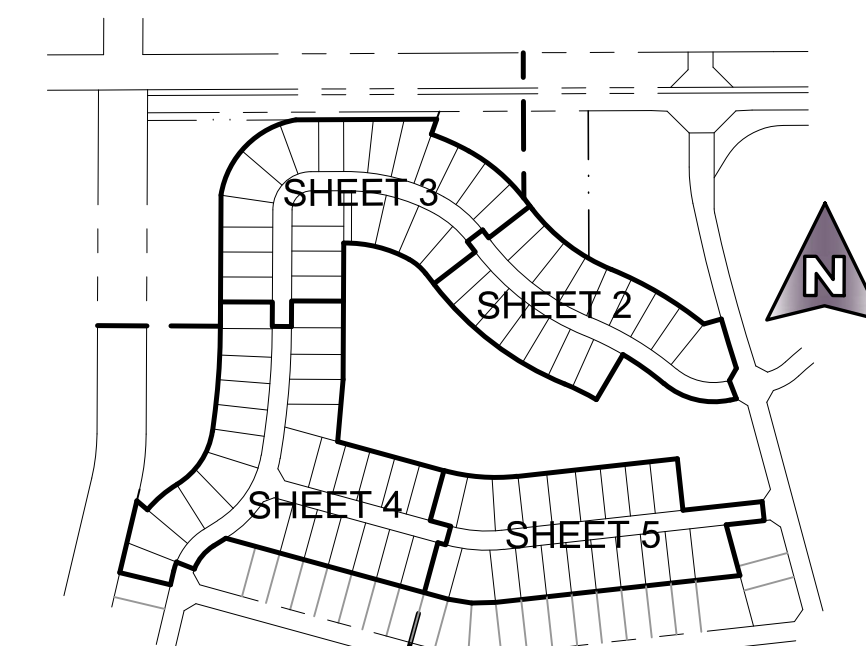
STATE OF FLORIDA COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

AREA TABULATION

Table with 2 columns: Description and Area. Rows include Tract "O-15" (0.0626 ACRES), Tract "S-6" (4.2719 ACRES), Lots 252 - 339 (19.9559 ACRES), and Total Area (24.2904 ACRES).



KEY MAP NOT TO SCALE

SURVEYOR'S NOTES:

- 1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.
2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
6. P.C.P. = PERMANENT CONTROL POINT, P.R.M. = PERMANENT REFERENCE MONUMENT, C.M. = CONCRETE MONUMENT, O.R.B. = OFFICIAL RECORD BOOK, etc.
7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE SOUTH LINE OF TRACT "A-2" OF BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

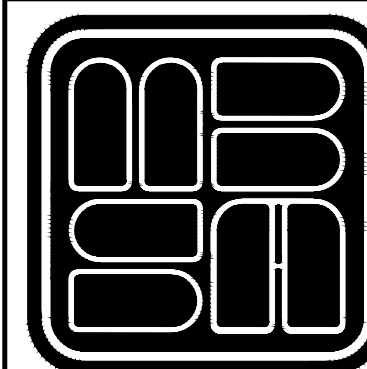
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA.

DATE: \_\_\_\_\_

CRAIG S. PUSEY, PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5019 MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 LICENSED BUSINESS NUMBER 2438

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.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.



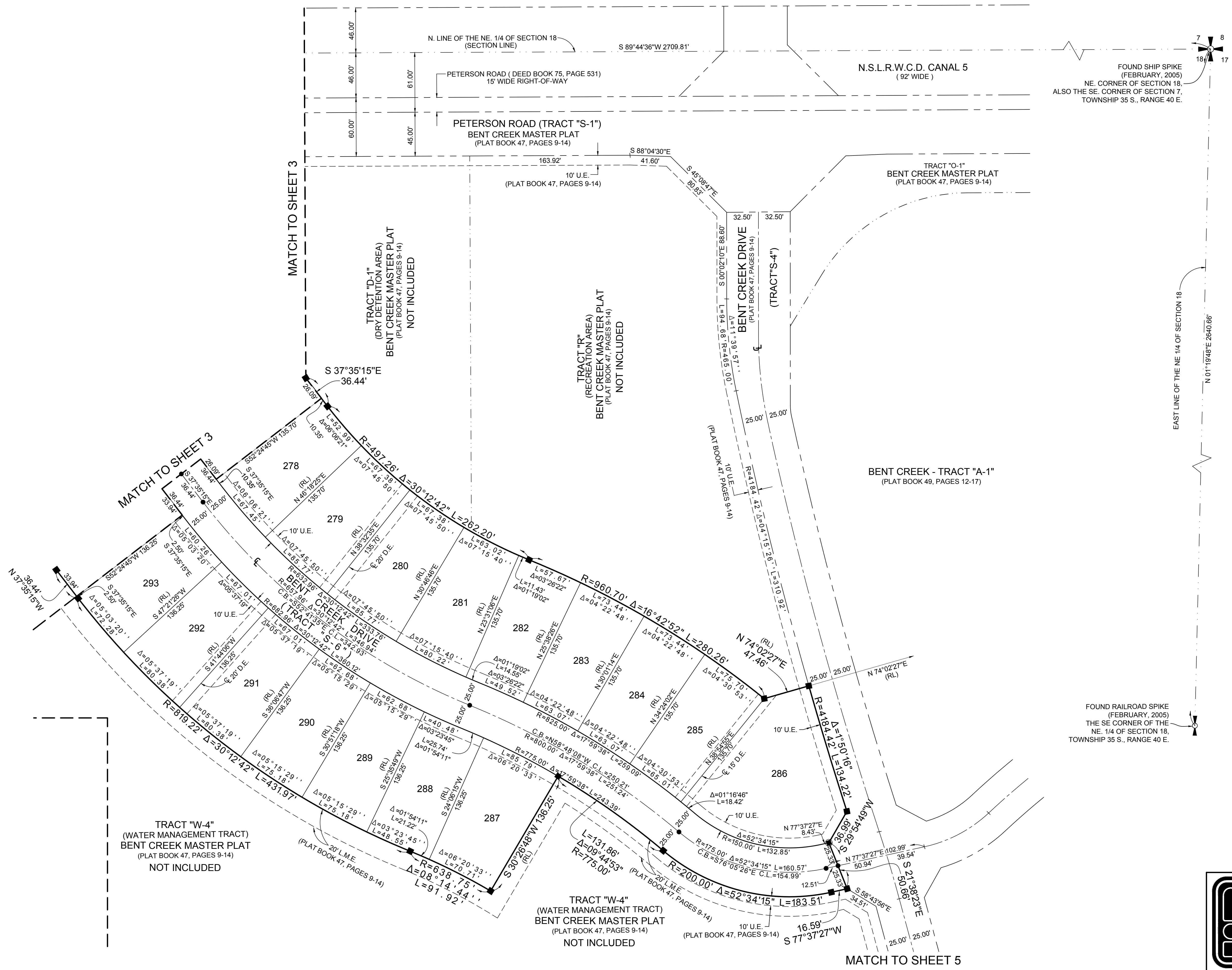
MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "A-2"

# BENT CREEK - TRACT "A-2"

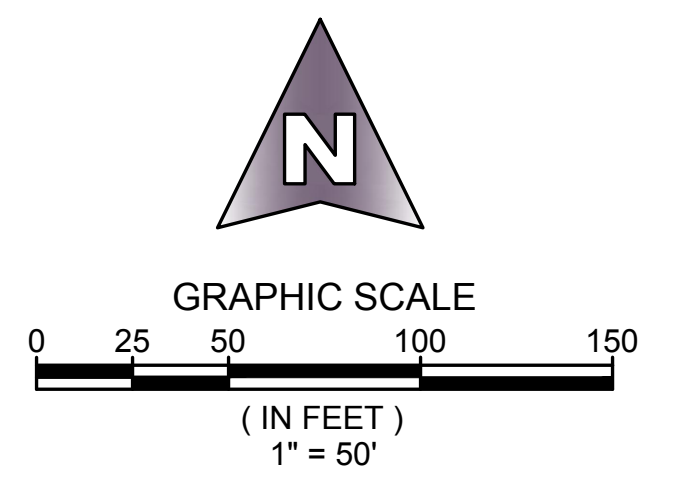
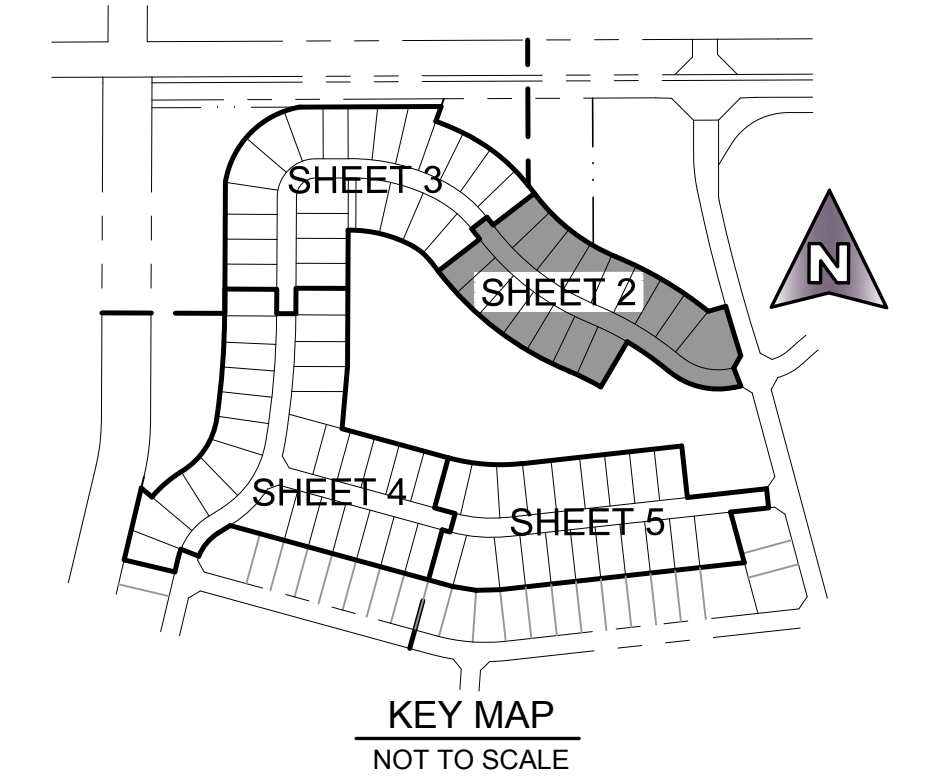
A PORTION OF A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE  
 COUNTY, FLORIDA, BEING A REPLAT OF TRACT "A-2", BENT CREEK MASTER PLAT, AS RECORDED IN  
 PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.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



TRACT "W-4"  
 (WATER MANAGEMENT TRACT)  
 BENT CREEK MASTER PLAT  
 (PLAT BOOK 47, PAGES 9-14)  
 NOT INCLUDED

TRACT "W-4"  
 (WATER MANAGEMENT TRACT)  
 BENT CREEK MASTER PLAT  
 (PLAT BOOK 47, PAGES 9-14)  
 NOT INCLUDED

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

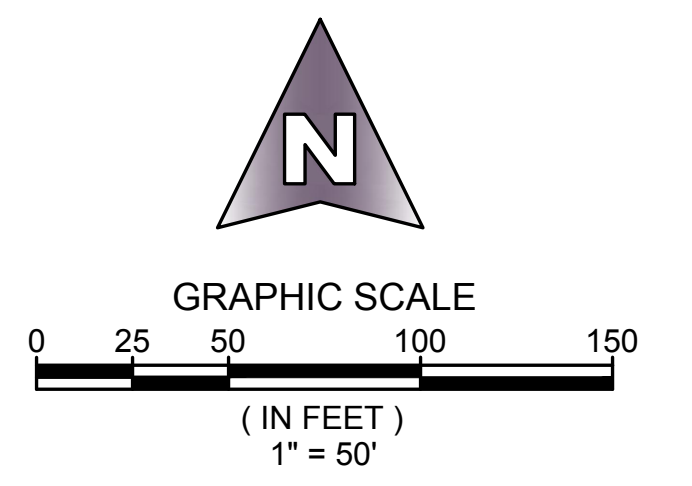
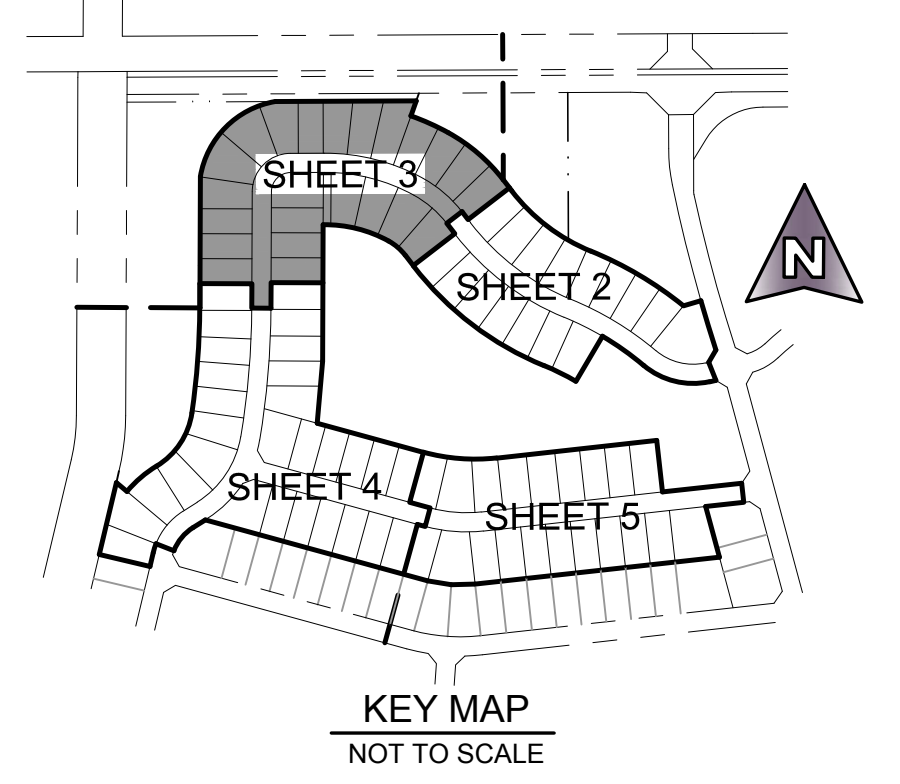
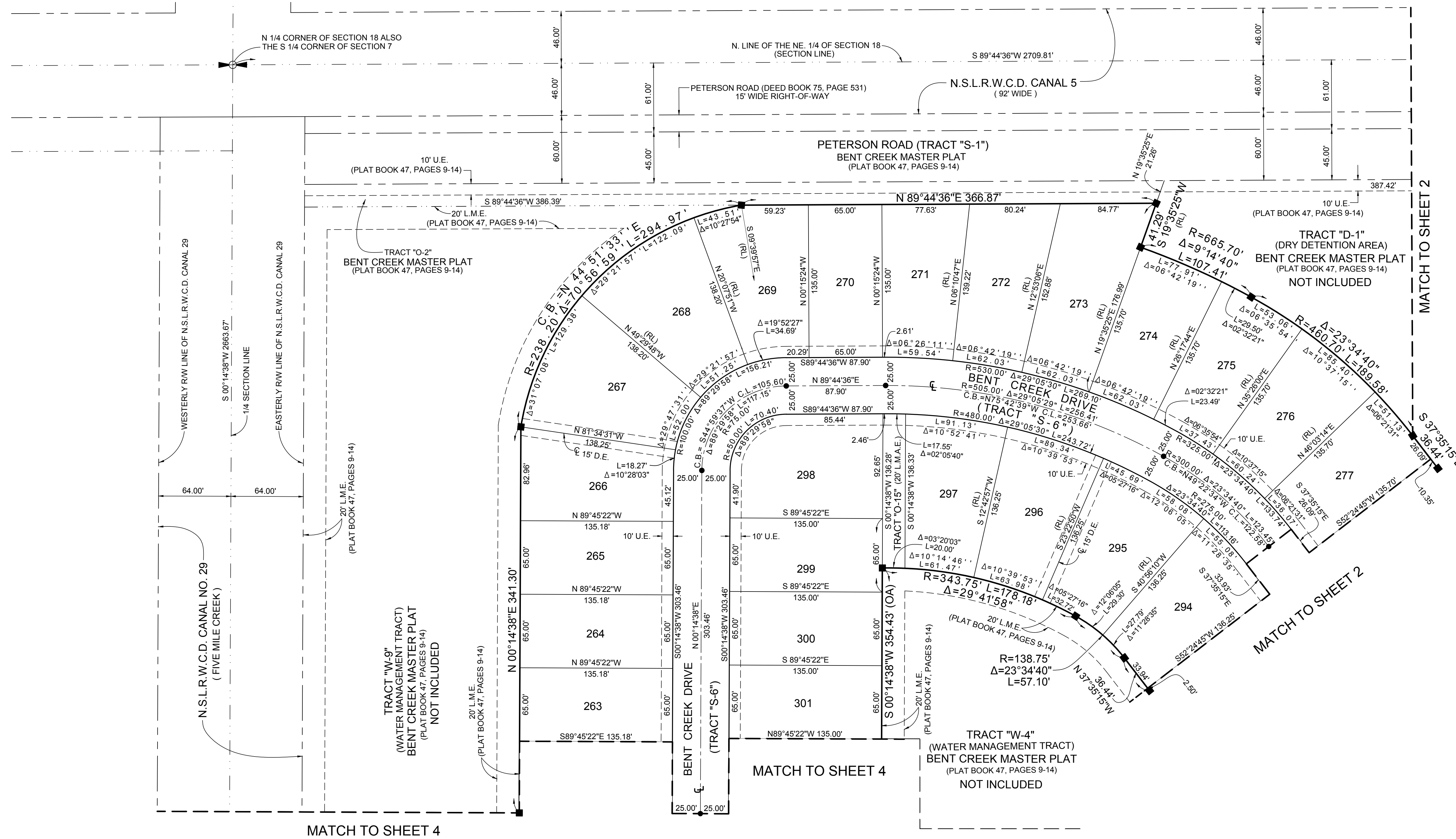
**BENT CREEK - TRACT "A-2"**

P:\1753 BENT CREEK A-2\SURVEY\CAD\PLAT\1753 BENT CREEK A-2 PLAT\1753 PLAT A2.dwg 5/25/2013 11:41:41 AM Led

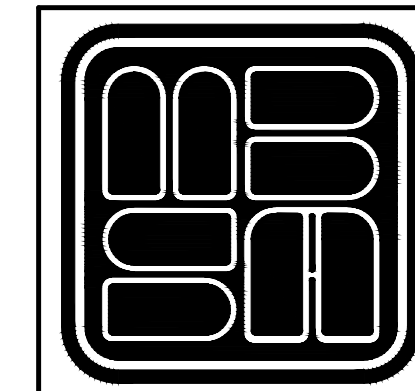
# BENT CREEK - TRACT "A-2"

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  
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 SHEET 3 OF 5

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



SHEET 3 OF 5



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
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 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "A-2"

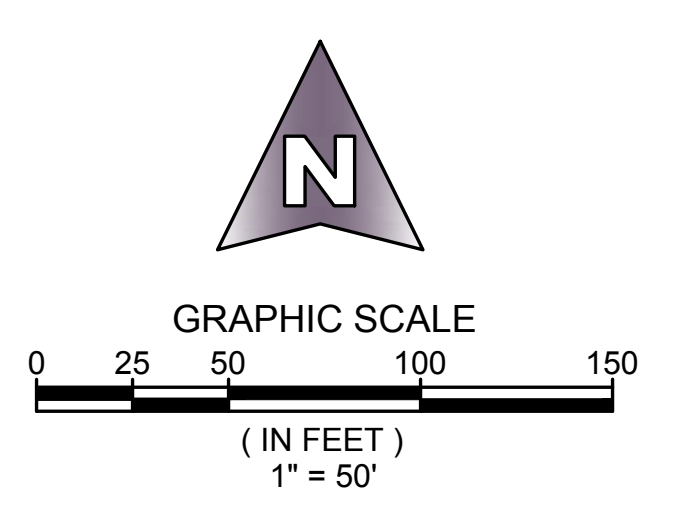
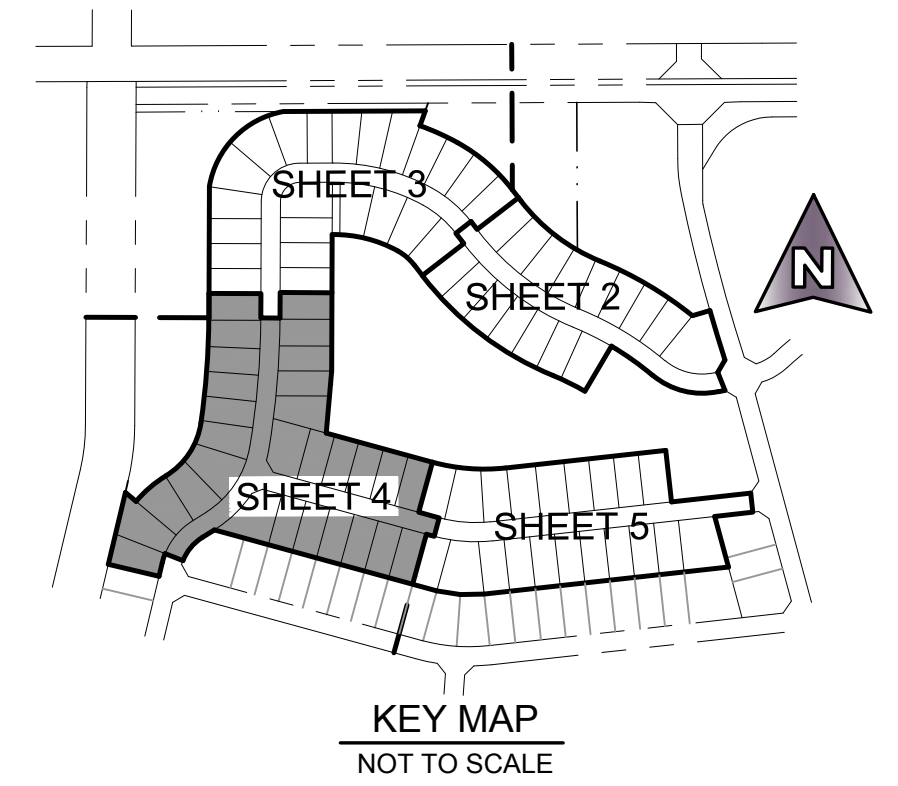
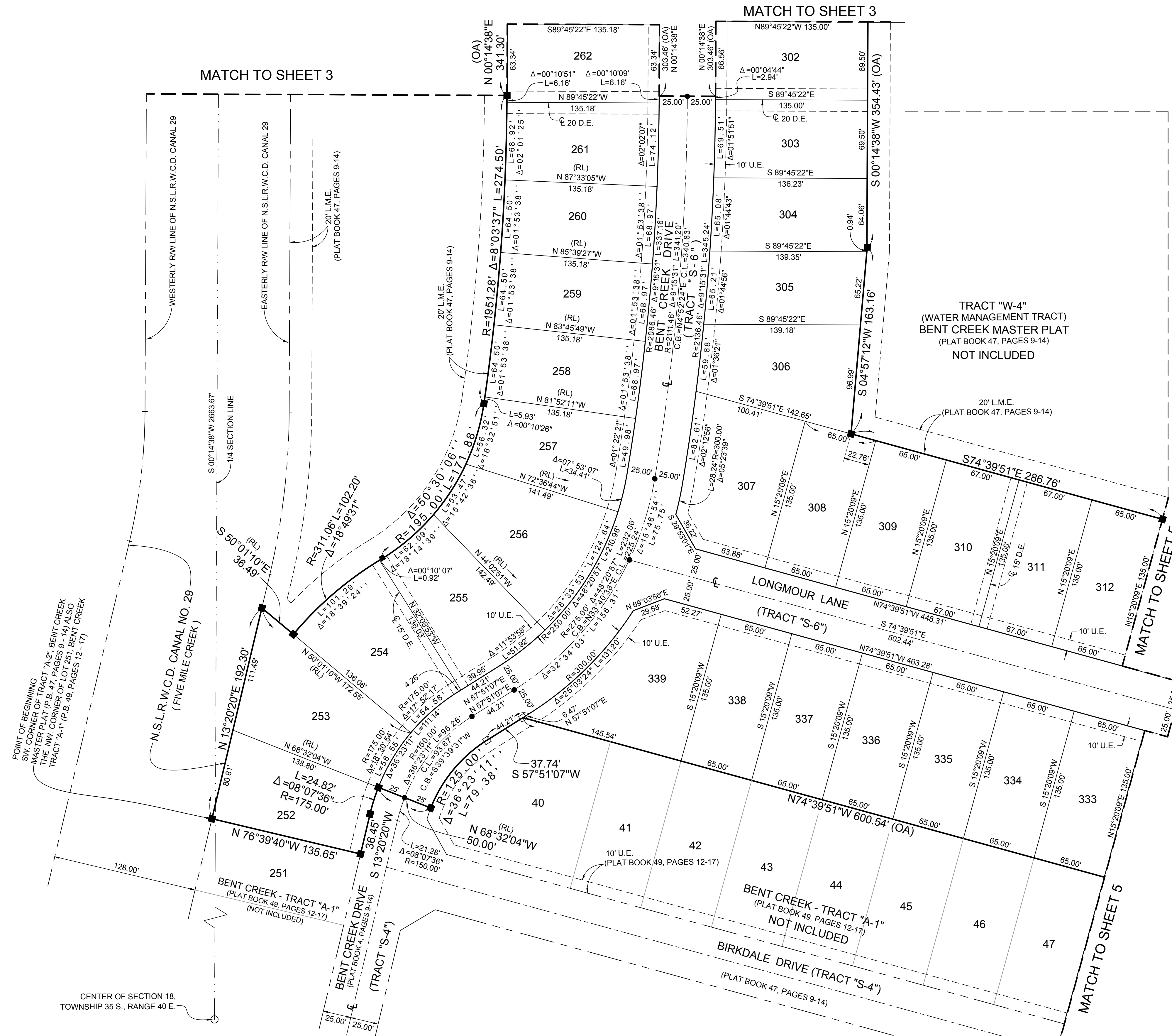
P13753 BENT CREEK A-2 SURVEY CAD PLAT 1318 BENT CREEK A-2 PLAT 1313 PLAT A2 Aug 30/2013 11:41:40 AM Ledo

# 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  
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SHEET 4 OF 5

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



SHEET 4 OF 5



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
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 WEST PALM BEACH, FLORIDA 33406  
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

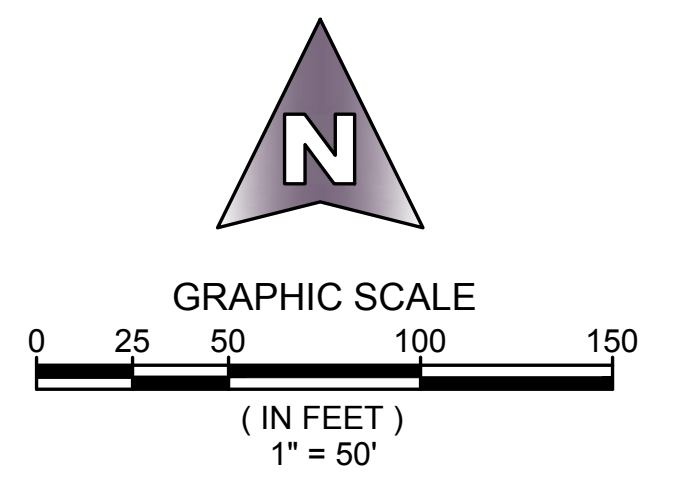
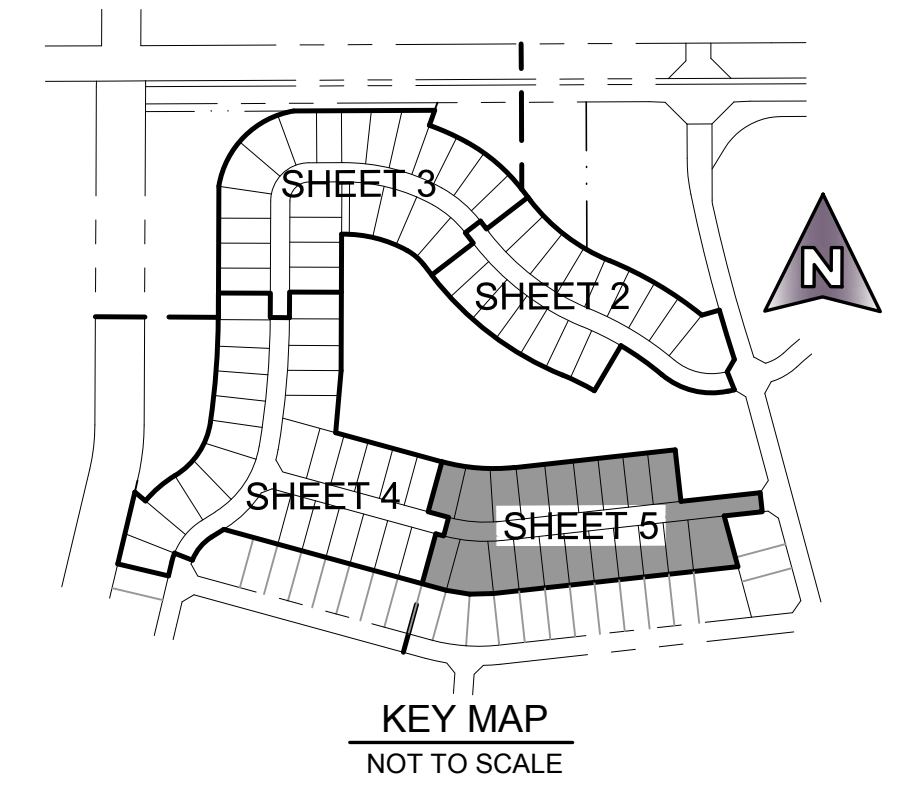
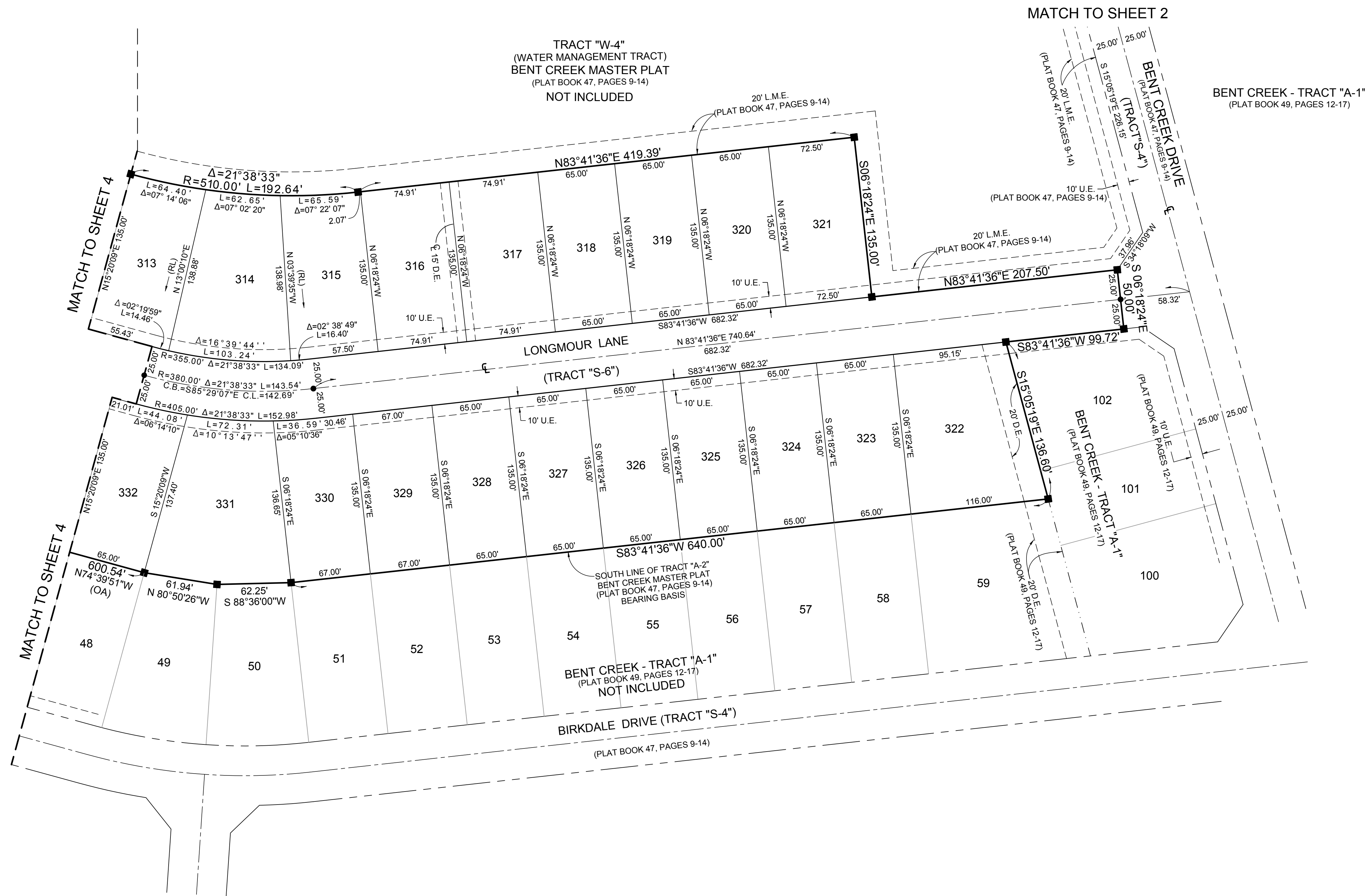
BENT CREEK - TRACT "A-2"

PL1753 BENT CREEK A-2 SURVEY/CAD/PLAT/318 BENT CREEK A-2 PLAT/1753 PLAT A2.dwg 5/25/2019 11:41:51 AM Lndw

# 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  
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 SHEET 5 OF 5

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



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"**

P:\1753 BENT CREEK A-2\SURVEY\CAD\PLAT\1753 BENT CREEK A-2 PLAT\1753 PLAT A2.dwg 5/25/2013 11:41:56 AM Lade

This instrument prepared by:  
Mark Loterstein, Esq.  
North American Title Company  
760 NW 107 Avenue, Suite 400  
Miami, Florida 33172

Our File No. 11657-18-01102

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 23<sup>rd</sup> day of August, 2018 between MS RIALTO BENT CREEK FL, LLC, a Delaware limited liability company, having its principal office at 700 NW 107<sup>th</sup> Avenue, 4<sup>th</sup> Floor, Miami, FL 33172 (the "Grantor"), and LENNAR HOMES, LLC, a Florida limited liability company, whose address is 8895 N. Military Trail, Palm Beach Gardens, FL 33410 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor have or may have in and to the following described real property (the "Property") located and situate in the County of St Lucie and State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof

**SUBJECT TO:**

1. Taxes for the year 2018 and subsequent years.
2. Existing zoning ordinances and other governmental regulations.
3. Covenants, conditions, easements, limitations and restrictions of record, but this shall not operate to reimpose same.

and Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

"Grantor" and "Grantee" are used herein in the singular or the plural, as the context may require.

This Instrument prepared by:  
Gerald L. Knight, Esquire  
Holland & Knight  
One East Broward Blvd., 13th Floor  
Fort Lauderdale, Florida 33301

Folio No.:

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2612131 04/28/2005 at 01:22 PM  
OR BOOK 2227 PAGE 890 - 894 Doc Type: DEED  
RECORDING: \$44.00  
D DOC STAMP COLLECTION: \$1400.00

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 31<sup>st</sup> day of March, 2005, by **LENNAR HOMES, INC.**, a Florida corporation, whose post office address is 1013 N. State Road 7, Royal Palm Beach, FL 33411 ("Grantor"), to **SMIGIEL PARTNERS IX LTD.**, a Florida limited partnership, whose post office address is P.O. Box 540669, Lake Worth, FL 33467 ("Grantee") (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

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

SUBJECT TO: All matters on Exhibit "B" attached hereto and made a part hereof, none of which shall be reimposed.

and Grantor hereby covenants with Grantee that, except as noted above, Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no other.



EXHIBIT "A"

(PARCEL "E-1")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST, A DISTANCE OF 662.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST, A DISTANCE OF 386.42 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 336.87 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 386.49 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1678.25 FEET; THENCE SOUTH 00°05'49" WEST, A DISTANCE OF 662.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°05'49" WEST, A DISTANCE OF 386.49 FEET; THENCE SOUTH 89°42'05" WEST, A DISTANCE OF 505.30 FEET; THENCE NORTH 00°11'49" EAST, A DISTANCE OF 386.58 FEET; THENCE NORTH 89°42'43" EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 504.63 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

(PARCEL "E-3")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH  $89^{\circ}42'05''$  WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1006.95 FEET; THENCE SOUTH  $00^{\circ}02'10''$  EAST ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 662.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $00^{\circ}02'10''$  EAST ALONG SAID LINE, A DISTANCE OF 386.36 FEET; THENCE SOUTH  $89^{\circ}42'05''$  WEST, A DISTANCE OF 336.86 FEET; THENCE NORTH  $00^{\circ}01'50''$  EAST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 386.42 FEET; THENCE NORTH  $89^{\circ}42'43''$  EAST ALONG THE SOUTH LINE OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 336.42 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years.
2. Access to Parcels 1A, 2A and 3A is not insured.
3. The following matters as shown on the survey prepared by Landmark Surveying & Mapping dated August 27, 2003, under File No. 2605
  - a. As to Parcel 1A: 1) Access is not insured; 2) Encroachments of 4' barbwire fence with wood and metal posts; 3) existing well; and 4) farm ditches throughout.
  - b. As to Parcel 2A: 1) Access is not insured; 2) encroachments of barbwire fences; and 3) farm ditches throughout.
  - c. As to Parcel 3A: 1) Access is not insured; 2) encroachments of barbwire fences; 3) existing well; and 4) farm ditches throughout.

Instrument prepared by:  
ALAN L. GABRIEL, Esq.  
KATZ BARRON SQUITERO FAUST  
100 NE 3rd Avenue, Suite 280  
Fort Lauderdale, Florida 33301

Property Appraiser's Parcel  
Identification No: 2407-311-0001-000/7  
2407-421-0001-000/5  
2407-422-0003-000/2

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 2812132 04/28/2005 at 01:22 PM  
OR BOOK 2227 PAGE 895 - 901 Doc Type: DEED  
RECORDING: \$61.00  
D DOC STAMP COLLECTION: \$1400.00

### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7<sup>th</sup> day of April, 2005, BETWEEN SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, whose post office address is: P. O. Box 540669, Lake Worth, Florida 33467, Grantor and LENNAR HOMES, INC., a Florida corporation, whose post office address is: 700 NW 107 Avenue, 4<sup>th</sup> Floor, Miami, Florida 33172, Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said 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 St. Lucie County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

SMIGIEL PARTNERS IX, LTD., a Florida limited partnership

BY: GARY SMIGIEL, LC, a Florida limited liability company, its General Partner

Witnesses:

Melonia Catalano  
Print Name: Melonia Catalano

By: GARY SMIGIEL  
GARY SMIGIEL, its sole Manager

Mark Mecca  
Print Name: Mark Mecca

STATE OF FLORIDA :  
COUNTY OF PALM BEACH :

I hereby certify that on this 7<sup>th</sup> day of April, 2005, before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared GARY SMIGIEL, as sole Manager of GARY SMIGIEL, L.C., a Florida limited liability company, the General Partner of SMIGIEL PARTNERS IX, LTD., a Florida limited partnership, on behalf of the limited liability company and the limited partnership, who is personally known to me or who has produced as identification.

Stephanie Winston  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

 Stephanie Winston  
Commission # DD381110  
Expires January 15 2009  
Bonded Troy Pain - Insurance, Inc. 900-385-7019

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION  
(PARCEL "A-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°42'05" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1998.88 FEET; THENCE SOUTH 00°15'12" WEST ALONG THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG SAID LINE, A DISTANCE OF 255.50 FEET; THENCE NORTH 89°43'35" EAST, A DISTANCE OF 610.27 FEET; THENCE NORTH 00°17'48" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, A DISTANCE OF 255.50 FEET; THENCE SOUTH 89°43'35" WEST, A DISTANCE OF 610.47 FEET TO THE AFORE-MENTIONED POINT OF BEGINNING.

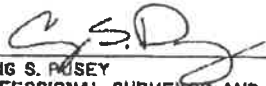
CONTAINING 3.58 ACRES, MORE OR LESS.

SURVEYOR'S NOTES


1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 89°42'05" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE: 3/2/04

  
CRAIG S. POSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019

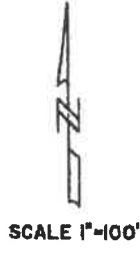
REV. DIMENSIONING 3/2/04 K.D.R.

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33406 PHONE : (561) 433-5405 LD #0385			DESCRIPTION AND SKETCH OF <b>PARCEL "A-2"</b> (SMIGIEL TO LENNAR)	
	FIELD: N/A	DRAWN: MOR	SCALE: N/A		
	BOOK: N/A	DATE: 1/18/04	PROD. FILE: 2605	SHEET NO. 1 OF 2   JOB NO. 2800	
	PINC: N/A	CHECKED: CSP	CADD FILE: 2805_REC		

SKETCH ONLY-NOT A BOUNDARY SURVEY

P.O.C.  
NW CORNER OF THE SW 1/4  
OF SECTION 7/35/40

N 89°42'05"E  
1998.58'  
N LINE OF SW 1/4 OF SECTION 7/35/40  
ORANGE AVENUE,  
(S.R. 68)



UNPLATTED

UNPLATTED

P.O.B.

W LINE E 1/2, E 1/2 SW 1/4  
SECTION 7/35/40

S 89°43'35"W  
810.47'

PARCEL "A-2"

W R/W LINE CANAL NO. 29  
N 00°17'48"E  
255.50'

N 89°43'35"E  
610.27'

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- NE = NORTHEAST
- NW = NORTHWEST
- SW = SOUTHWEST
- SE = SOUTHEAST
- R/W = RIGHT-OF-WAY

UNPLATTED



Landmark Surveying & Mapping Inc.  
1836 FOREST HILL BOULEVARD, SUITE 100  
WEST PALM BEACH, FL 33408  
PHONE : (561) 433-5405  
LB #4388

DESCRIPTION AND SKETCH OF  
PARCEL "A-2"  
(SMIGIEL TO LENNAR)

FIELD:	N/A	DRAWN:	KOR	SCALE:	1"=100'
MODE:	N/A	DATE:	1/18/04	PROJ. FILE:	2805
PRG:	N/A	CHECKED:	CSP	GROUP/FILE:	2805_SEC

SHEET NO. 2 OF 2 JOB NO. 2805

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION  
(PARCEL "B-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 2634.20' FEET; THENCE SOUTH 00°17'48" WEST ALONG A PORTION OF THE EAST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29; A DISTANCE OF 405.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°17'48" WEST ALONG SAID LINE, A DISTANCE OF 256.55 FEET; THENCE NORTH 89°42'43" EAST, A DISTANCE OF 295.42 FEET; THENCE NORTH 00°13'49" EAST, A DISTANCE OF 256.65 FEET; THENCE SOUTH 89°42'43" WEST, A DISTANCE OF 285.12 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 1.68 ACRES, MORE OR LESS.

SURVEYOR'S NOTES


1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

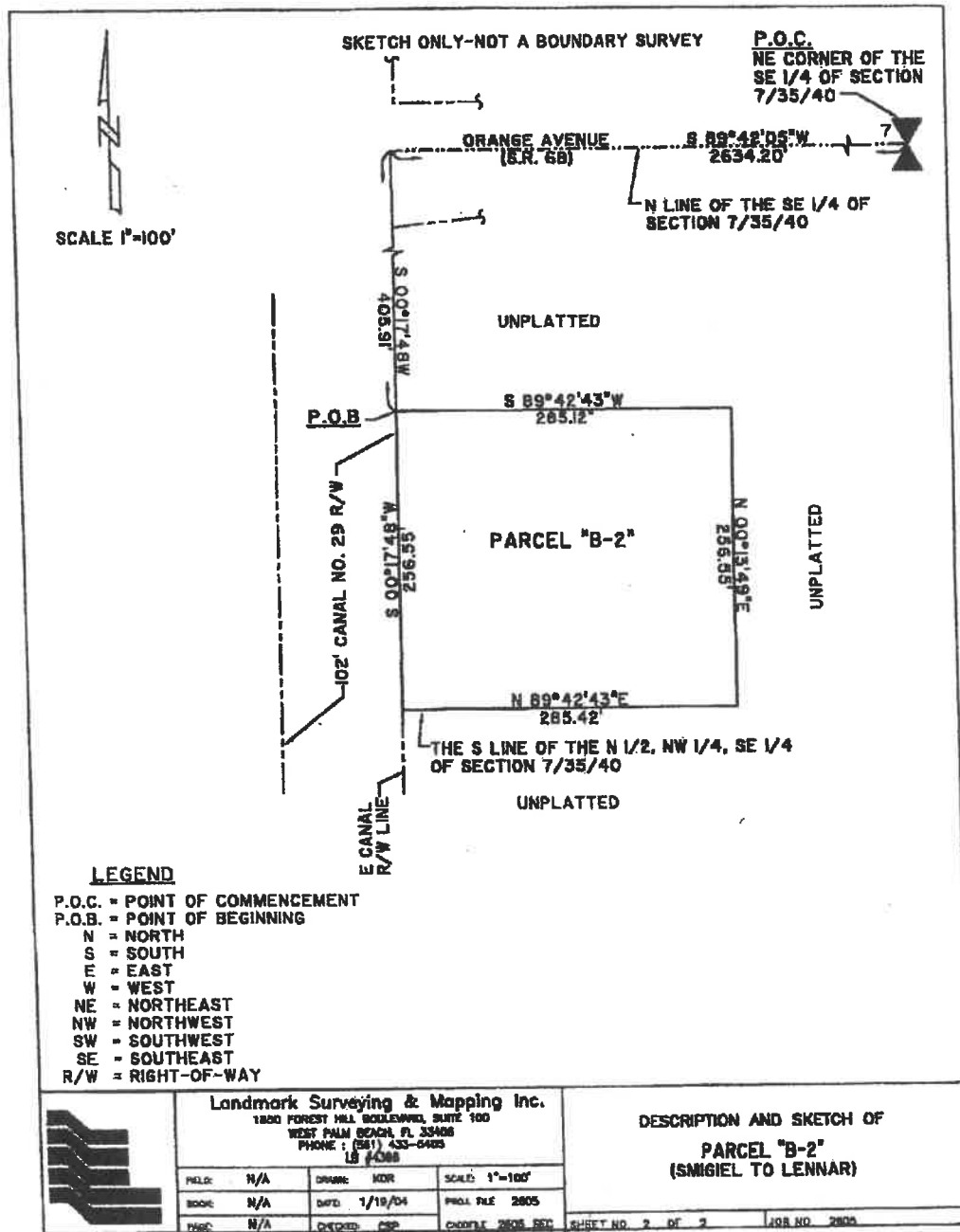
UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE:

1/20/04

  
CRAIG E. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019

	Landmark Surveying & Mapping Inc. 1830 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33408 PHONE: (561) 433-9405 LB #4388				DESCRIPTION AND SKETCH OF PARCEL "B-2" (SMIGIEL TO LENNAR)
	FIELD: N/A	DRAWN: NDR	SCALE: N/A		
	BOOK: N/A	DATE: 1/18/04	PROJ. FILE: 2805		
	PAGE: N/A	CHECKED: CJP	DATE: 2005 DEC	SHEET NO. 1 OF 2	JOB NO. 2805



THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION  
(PARCEL "C-2")

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1342.60 FEET; THENCE SOUTH 00°01'50" WEST ALONG THE WEST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, A DISTANCE OF 1049.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'50" WEST ALONG SAID LINE, A DISTANCE OF 276.24 FEET; THENCE SOUTH 89°43'21" WEST, A DISTANCE OF 337.19 FEET; THENCE NORTH 00°05'49" EAST, A DISTANCE OF 276.12 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 336.87 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

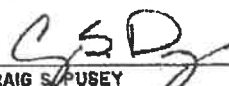
CONTAINING 2.14 ACRES, MORE OR LESS.


SURVEYOR'S NOTES:

1. BEARINGS AS DESCRIBED AND SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°42'05" WEST. ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
3. THE INFORMATION SHOWN HEREON IS ONLY A GRAPHIC SKETCH OF THE DESCRIPTION PROVIDED AND DOES NOT REPRESENT A BOUNDARY SURVEY. NO FIELD WORK, VISUAL FIELD ASSESSMENT OR BOUNDARY CORNER PLACEMENT HAS BEEN PROVIDED IN CONNECTION WITH THE SKETCH AND DESCRIPTION DEPICTED HEREON.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING MAP, SKETCH OR PLAT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

DATE: 1/20/04

  
CRAIG SPUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019

	Landmark Surveying & Mapping Inc. 1850 FOREST HILL BOULEVARD, SUITE 100 WEST PALM BEACH, FL 33409 PHONE 1 (561) 433-8485 LB-44385				DESCRIPTION AND SKETCH OF PARCEL "C-2" (SMIGIEL TO LENNAR)	
	FIELD: N/A	DRAWN: HDR	SCALE: N/A			
	BOOK: N/A	DATE: 1/19/04	PROJ FILE: 2800			
PRICE: N/A	CHECKED: CSP	CHECKED 2800L SEC	SHEET NO. 1 OF 2	JOB NO. 2800		

