



TO : Technical Review Committee

FROM : Vennis Gilmore, Assistant Planning Director

RE : Technical Review Project: #23-09000001

BOARD DATE : February 16, 2023

Final Plat – Oleander Oaks – 4003 Oleander Avenue

Attached is an Application for Final Plat for the subject property located at or near 4003 Oleander Avenue.

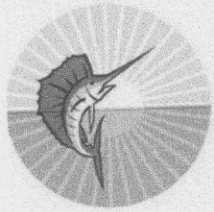
Parcel ID: **2433-144-0002-000-3**

The subject property is approximately 12.919 acres. The property is currently zoned R-4, Medium Density Residential Zone with a Future Land Use of RM, Medium Density Residential. The applicant is requesting the review and approval of a Final Plat to subdivide the subject property into 50 platted single-family lots and 2 common-area tracts.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,
Vennis Gilmore
Assistant Planning Director



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Subdivision

Property address or Location 4003 Oleander Ave, Fort Pierce FL 34982
 Parcel ID #(s) 2433-144-0002-000-3
 Project description New 50 Single-Family Home Community

Oleander Oaks Development LLC
 Property Owner(s)
1713 SW 4th St
 Street Address
Fort Lauderdale FL 33312
 City State Zip
954-850-0618
 Phone Number
pedro@alvastonegroup.com
 Email Address

Pedro Quijada
 Applicant/Representative, Title, Company
1713 SW 4th St
 Street Address
Fort Lauderdale FL 33312
 City State Zip
954-850-0618
 Phone Number
pedro@alvastonegroup.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Pedro Quijada

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 16 day of January, 2023, by

Pedro Quijada

who is personally known to me or has produced

as identification.

Allison Belanger

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 _____

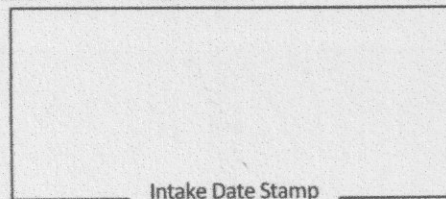
Fees _____ Control # _____ B. Permit # _____

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
- Concurrency application, complete
- Complete, notarized application
- Signed and sealed survey

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
- Water & Sewer system construction plans
- Stormwater Retention plans
- Electric Infrastructure plans
- Gas Infrastructure 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
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application
- Signed and sealed survey

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

Prepared by and return to:

Nicholas T. Apathy, P.A.
Nicholas T. Apathy, Esq.
224 Palermo Avenue
Coral Gables, FL 33134
(305) 400-8802
File No CG22-226F

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 26th day of May, 2022 between Alva Stone Group LLC, a Florida Limited Liability Company, whose post office address is 21313 Northeast 18th Place, North Miami Beach, FL 33179, of the County of Miami-Dade, State of Florida, Grantor, to Oleander Oaks Development LLC, a Florida Limited Liability Company, whose post office address is 4003 Oleander Avenue, Fort Pierce, FL 34982, of the County of St. Lucie, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning: thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, also known as State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03 seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.

Said lands lying in Saint Lucie County, Florida.

Parcel Identification No.: 2433-144-0002-000-3

Also known as: 4003 Oleander Avenue, Fort Pierce, FL 34892

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

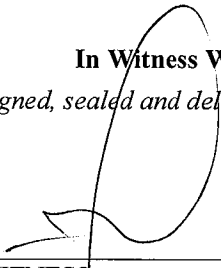
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

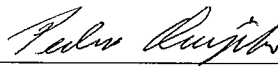
Signed, sealed and delivered in our presence:



WITNESS

PRINT NAME: Thalia Qulan

Alva Stone Group LLC, a Florida Limited Liability Company

By: 
Pedro J. Quijada, Manager




WITNESS

PRINT NAME: Legna Martin

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

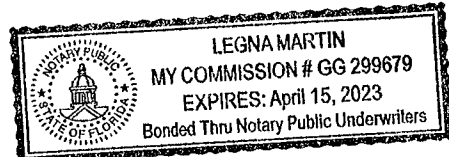
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of May, 2022 by Pedro J. Quijada, as Managers of Alva Stone Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

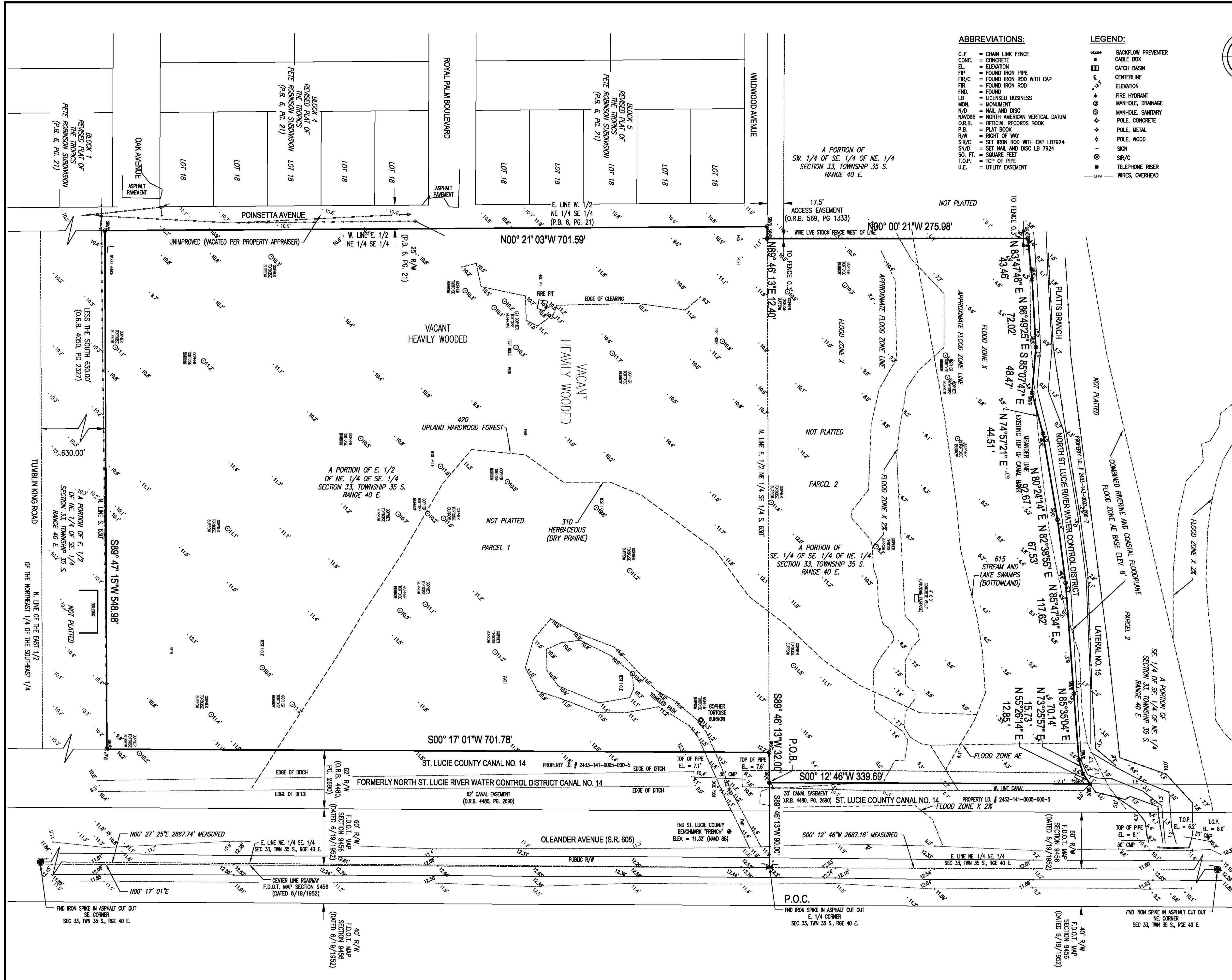


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: +

Type of Identification Produced: Driver's license



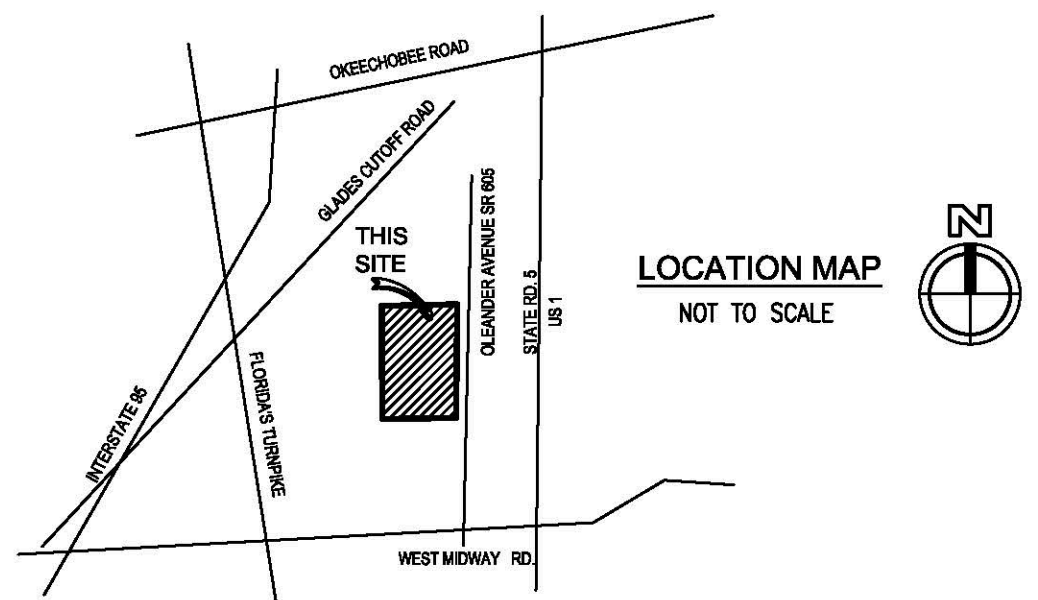
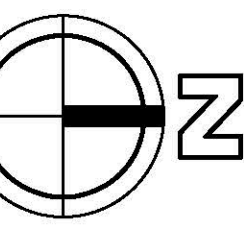


ABBREVIATIONS:

- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- EL. = ELEVATION
- FIP = FOUND IRON PIPE
- FIR/C = FOUND IRON ROD WITH CAP
- FIR = FOUND IRON ROD
- FND. = FOUND
- LB = LICENSED BUSINESS
- MON. = MONUMENT
- N/D = NAIL AND DISC
- NAVDB8 = NORTH AMERICAN VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- R/W = RIGHT OF WAY
- SIR/C = SET IRON ROD WITH CAP LB7924
- SN/D = SET NAIL AND DISC LB 7924
- SQ. FT. = SQUARE FEET
- T.O.P. = TOP OF PIPE
- U.E. = UTILITY EASEMENT

LEGEND:

- BACKFLOW PREVENTER
- CABLE BASIN
- CATCH BASIN
- CENTERLINE
- ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- POLE, CONCRETE
- POLE, METAL
- SIGN
- SIR/C
- TELEPHONE RISER
- WIRES, OVERHEAD



NOTES:

1. THIS PRINTED DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS ELECTRONIC DRAWING IS VALID WITH A DIGITAL SEAL, BEING AN ELECTRONIC DIGITAL AUTHENTICATION PROCESS, ATTACHED BY A FLORIDA LICENSED SURVEYOR AND MAPPER, PURSUANT TO CHAPTER 5J-17.082 OF THE FLORIDA ADMINISTRATIVE CODE.
3. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST, AS MEASURED UTILIZING A GPS RTK SURVEY SYSTEM.
5. RECORDING INFORMATION REFERS TO ST. LUCIE COUNTY PUBLIC RECORDS.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV D 88) AND WERE DETERMINED FROM ST. LUCIE COUNTY ENGINEERING BENCHMARK "FRENCH"; ELEVATION: 11.32'.
7. PROPERTY ADDRESS: 4001 OLEANDER AVENUE, FORT PIERCE, FL 34982.
8. FEMA FLOOD ELEVATION INFORMATION:
 - A. FIRM NO.: 12111C0189K
 - B. COMMUNITY/PANEL: 120285
 - C. EFFECTIVE DATE: 02/19/2020
 - D. ZONE: X, X2% & AE
 - E. BASE FLOOD ELEV.: NA, NA, & 8' (NAVDB8)
10. ANY NUISANCE TREES (AUSTRALIAN PINE, EARLEAF ACACIA, AND/OR FLORIDA HOLLY) WERE NOT LOCATED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 4050, PAGE 2327

PARCEL ONE:
ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630 FEET THEREOF.

PARCEL TWO: THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

METES AND BOUNDS DESCRIPTION PREPARED BY THE UNDERSIGNED:

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89°46'13" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°46'13" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°17'01" WEST, ALONG THE WEST LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4480, PAGE 2690 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT-OF-WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 9456, DATED JUNE 19, 1952; SAID WEST RIGHT-OF-WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89°47'15" WEST, ALONG A LINE PARALLEL TO AND 630.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00°21'03" WEST, ALONG THE WEST LINE OF SAID EAST ONE-HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE-HALF; SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF THE TROPICS PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 89°46'13" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00°00'21" WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATTS BRANCH, THE FOLLOWING TEN COURSES, NORTH 83°47'48" EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86°49'25" EAST, A DISTANCE OF 72.02 FEET; THENCE SOUTH 85°07'47" EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74°57'21" EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80°24'14" EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82°38'55" EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85°47'34" EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85°35'04" EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73°25'57" EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55°28'14" EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT-OF-WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 33; THENCE SOUTH 00°12'48" WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY AND CONTAIN 12.919 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

CERTIFIED TO:
OLEANDER OAKS, LLC

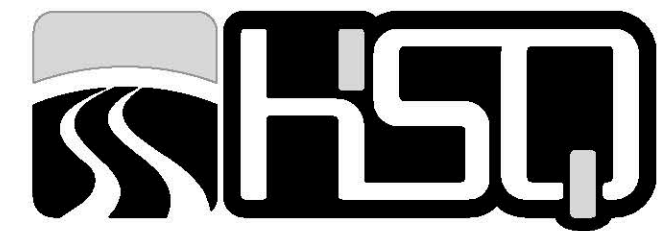
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Daniel C Laak

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L55118

LAST DATE OF FIELD SURVEY: 09/20/21

SCALE: 1"=50' DATE: 09/20/21
DRAWN BY: RH FIELD BOOK: 72/63
CHECKED BY: DCL SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

OLEANDER OAKS
BOUNDARY AND TOPOGRAPHIC SURVEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PROJECT NUMBER
210107
SHEET NUMBER
1 OF 1

NO.	DATE	BY	CKD	REVISIONS	FB/PG
1	09/22/21	RH	DCL	ADD PERIMETER SPOT ELEVATIONS	N/A

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NO. _____

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF FLORIDA, OWNERS OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "OLEANDER OAKS", A SUBDIVISION, CONTAINING 12.81 ACRES, MORE OR LESS, SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

1. THE ROAD RIGHT-OF-WAY TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID ALVA STONE GROUP LLC, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF FORT PIERCE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF FORT PIERCE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF FORT PIERCE SERVICE AND EMERGENCY VEHICLES. THE CITY OF FORT PIERCE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF FORT PIERCE.

2. ALL UTILITY EASEMENTS (UE) ARE DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY. ALL PLATTED UTILITY EASEMENTS (UE) 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.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ALVA STONE GROUP LLC.

4. THE OPEN SPACE TRACTS D AND G AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING BUFFER, DRAINAGE, LANDSCAPE, RECREATION, UTILITIES AND OTHER COMMON AREA PURPOSE AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ALVA STONE GROUP LLC.

5. THE WATER MANAGEMENT TRACTS C AND F, SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ALVA STONE GROUP LLC.

6. THE FORT PIERCE UTILITY EASEMENTS (FPUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE CITY OF FORT PIERCE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF FORT PIERCE. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.

7. TRACT E, IS HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS A CONSERVATION EASEMENT AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID ALVA STONE GROUP LLC.

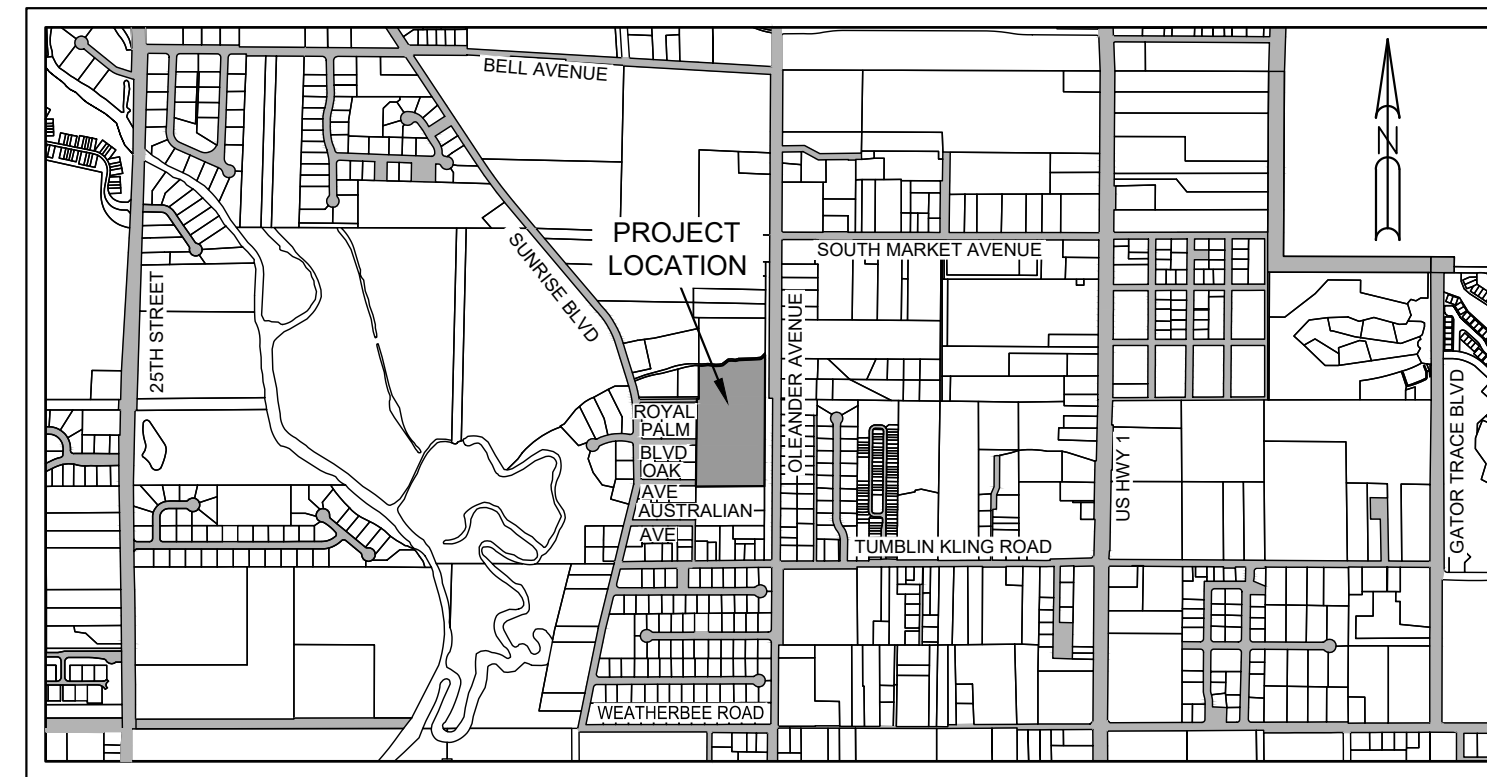
IN WITNESS WHEREOF: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THIS _____ DAY OF _____, 2022.

WITNESS: _____ ALVA STONE GROUP, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____ BY: _____

WITNESS: _____ NAME: _____

PRINT NAME: _____ TITLE: _____



LOCATION MAP
N.T.S.
SEC. 33, TWP. 35S, RNG. 40E

ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, AS VICE PRESIDENT OF ALVA STONE GROUP LLC, [] WHO IS PERSONALLY KNOWN TO ME OR [] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES _____ NAME: _____
(PRINT NAME):
COMMISSION NO. _____ NOTARY PUBLIC - STATE OF FLORIDA

LEGAL DESCRIPTION

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, TANGE 40 EAST AND A PORTION OF THE EAST ONE HALF OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE FOLLOWING THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 BEARING N 89°59'15" W TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF OVEANDER AVENUE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE FOLLOWING THE SAID WESTERN RIGHT-OF-WAY LINE AND SAID NORTH LINE BEARING N 89°59'15" W A DISTANCE OF 32.00 FEET; THENCE LEAVING SAID NORTH LINE AND CONTINUING TO FOLLOW THE SAID WESTERN RIGHT-OF-WAY LINE BEARING S 00°27'16" W A DISTANCE OF 702.51 FEET; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY LINE BEARING S 89°47'08" W TO A POINT ON THE WESTERN LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 544.16 FEET; THENCE FOLLOWING SAID WESTERN LINE BEARING N 00°17'34" E TO THE NORTHWEST CORNER OF THE NOTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 704.65 FEET; THENCE FOLLOWING THE WESTERN LINE OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER BEARING N 00°58'16" E A DISTANCE OF 275.35 FEET; THENCE LEAVING SAID WESTERN LINE BEARING N 83°57'45" E A DISTANCE OF 41.33 FEET; THENCE BEARING N 86°59'22" E A DISTANCE OF 72.02 FEET; THENCE BEARING S 84°57'50" E A DISTANCE OF 48.47 FEET; THENCE BEARING N 75°07'18" E A DISTANCE OF 44.51 FEET; THENCE BEARING N 80°34'11" E A DISTANCE OF 92.67 FEET; THENCE BEARING N 82°48'52" E A DISTANCE OF 67.53 FEET; THENCE BEARING N 85°57'31" E A DISTANCE OF 117.62 FEET; THENCE BEARING N 85°45'01" E A DISTANCE OF 70.14 FEET; THENCE BEARING N 73°35'54" E A DISTANCE OF 15.73 FEET; THENCE BEARING N 55°36'11" E TO A POINT ON THE AFREMENTIONED WESTERN RIGHT-OF-WAY LINE OF OLEANDER AVENUE A DISTANCE OF 11.65 FEET; THENCE FLOWING SAID WESTERN RIGHT-OF-WAY LINE BEARING S 00°12'46" W A DISTANCE OF 338.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINS 557,833 SF (12.806 ACRES) MORE OR LESS.

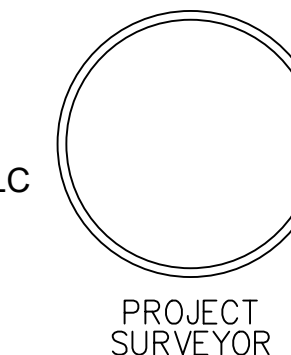
SURVEYOR'S CERTIFICATE

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

DATED THIS 15TH DAY OF DECEMBER 2022.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
FLORIDA REGISTRATION NO. 4416

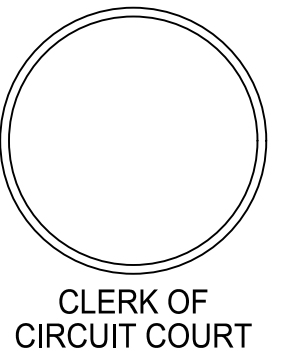
PREPARED IN THE OFFICE OF:
KMA ENGINEERING & SURVEYING, LLC
2345 14TH AVENUE, SUITE 3
VERO BEACH, FLORIDA 32960
CERTIFICATION NO. LB 8351



CLERK OF CIRCUIT COURT

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT 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 _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2022.

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



CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022. BY: _____
TANYA EARLEY
INTERIM CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

PLANNING AND ZONING APPROVAL

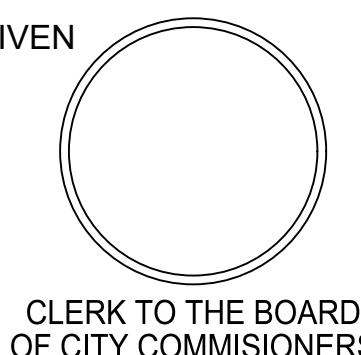
IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2022. BY: _____
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
PURSUANT AT THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2022.
_____, LINDA COX, CITY CLERK.

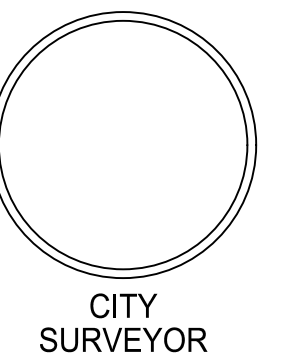
BY: _____
LINDA COX
CITY CLERK



SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2022. BY: _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350



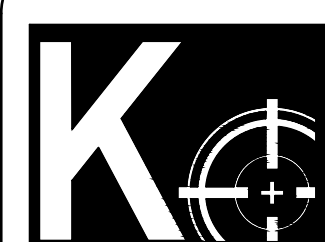
TITLE CERTIFICATION

STATE OF _____
COUNTY OF _____

I, MONIQUE PENA, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY CORAL GABLES TITLE & ESCROW, LLC, DATED, APRIL 28, 2021, AND DESIGNATED AS FILE NO.: 1526-18FL-0330 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES §197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR.

DATED: THE _____ DAY OF _____, 2022. BY: _____
MONIQUE PENA
CORAL GABLES TITLE & ESCROW, LLC

NOTES:
1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST.
3. SUBJECT PLAT CONTAINS 12.919 ACRES, MORE OR LESS.



KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
2345 14th St, Suite 3 Vero Beach, FL 32960
Phone: (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
REGISTRATION NO. 4416
PREPARATION DATE: DECEMBER 2022

OLEANDER OAKS

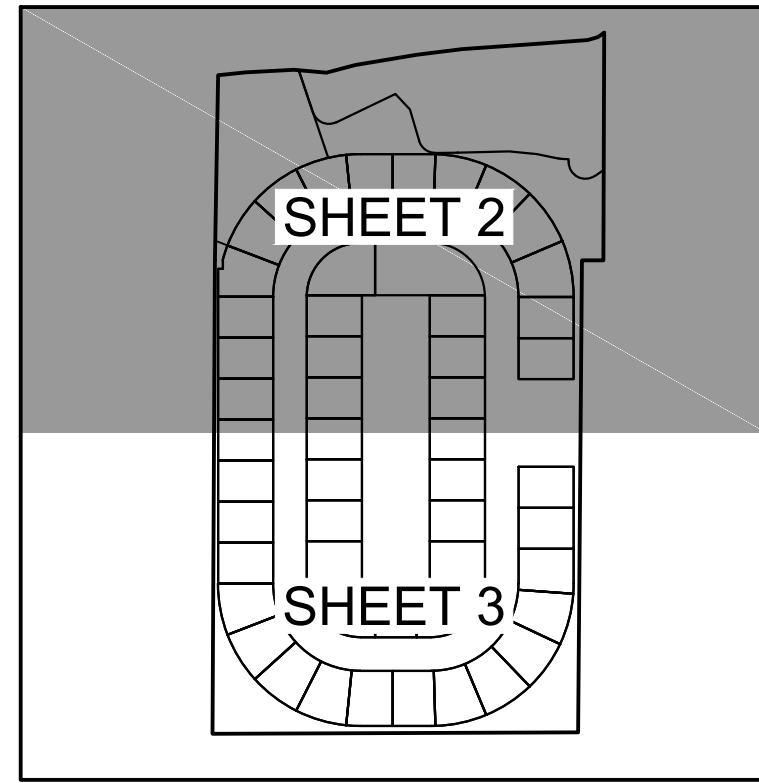
A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33,
TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE
NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

NORTHEAST SECTION CORNER
SEC. 33, TWP. 35S, RNG. 40E.
CERTIFIED CORNER #070836

PLAT BOOK _____

PAGE _____

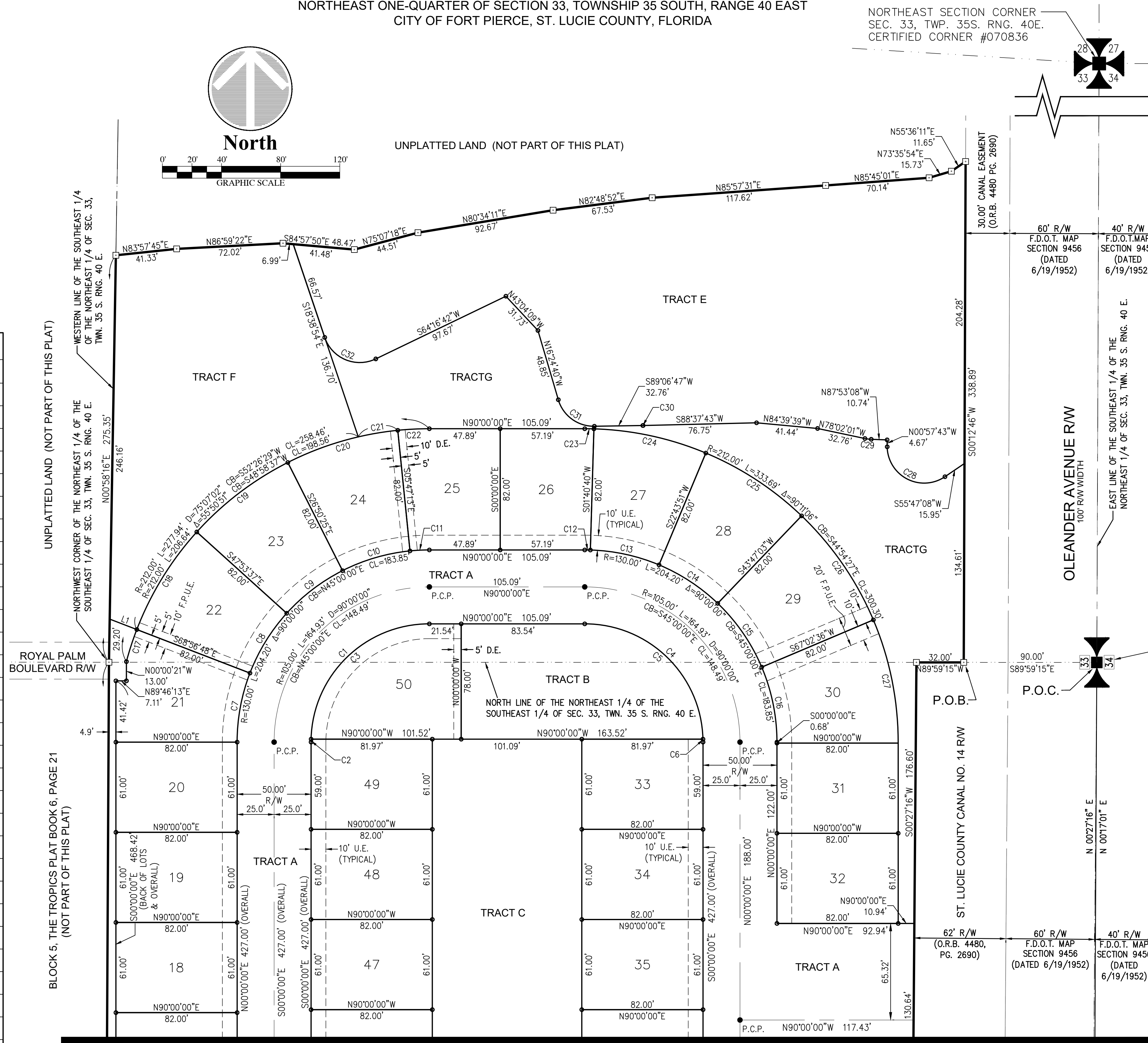
DOCKET NO. _____



KEY MAP
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	19.67'	N68°56'48"W

Curve Table				
Curve #	Radius	Arc Length	Delta	Chord Length
C1	80.00'	125.66'	90°00'00"	S45°00'00"W 113.14'
C2	80.00'	2.00'	1°25'57"	S0°42'59"W 2.00'
C3	80.00'	123.66'	88°34'03"	S45°42'59"W 111.71'
C4	80.00'	125.66'	90°00'00"	N45°00'00"W 113.14'
C5	80.00'	123.66'	88°34'03"	N45°42'58"W 111.71'
C6	32.01'	2.00'	3°34'50"	S0°42'58"E 2.00'
C7	130.00'	47.77'	21°03'12"	N10°31'36"E 47.50'
C8	130.00'	47.77'	21°03'12"	N31°34'47"E 47.50'
C9	130.00'	47.77'	21°03'12"	N52°37'59"E 47.50'
C10	130.00'	47.77'	21°03'12"	N73°41'11"E 47.50'
C11	130.00'	13.13'	5°47'13"	N87°06'23"E 13.12'
C12	130.00'	3.81'	1°40'40"	S89°09'40"E 3.81'
C13	130.00'	47.77'	21°03'12"	S77°47'44"E 47.50'
C14	130.00'	47.77'	21°03'12"	S56°44'33"E 47.50'
C15	130.00'	52.77'	23°15'33"	S34°35'11"E 52.41'
C16	130.00'	52.09'	22°57'24"	S11°28'42"E 51.74'
C17	212.00'	22.83'	6°10'14"	S17°58'05"W 22.82'
C18	212.00'	77.90'	21°03'12"	S31°34'47"W 77.46'
C19	212.00'	77.90'	21°03'12"	S52°37'59"W 77.46'
C20	212.00'	77.90'	21°03'12"	S73°41'11"W 77.46'
C21	212.00'	27.06'	7°18'44"	S80°33'25"W 27.04'
C22	212.00'	21.41'	5°47'13"	S87°06'23"W 21.40'
C23	212.00'	6.21'	1°40'40"	N89°09'40"W 6.21'
C24	212.00'	77.90'	21°03'12"	N77°47'44"W 77.46'
C25	212.00'	77.90'	21°03'12"	N56°44'33"W 77.46'
C26	212.00'	86.06'	23°15'33"	N34°35'11"W 85.47'
C27	212.00'	85.63'	23°08'30"	N11°23'09"W 85.05'
C28	25.00'	53.78'	123°15'09"	N62°35'17"W 43.99'
C29	25.00'	4.30'	9°51'07"	N82°57'34"W 4.29'
C30	25.00'	0.21'	0°29'04"	S88°52'15"W 0.21'
C31	25.00'	32.50'	74°28'33"	N53°38'56"W 30.26'
C32	25.00'	42.36'	97°04'24"	N67°11'06"W 37.47'



- LEGEND OF SURVEY ABBREVIATIONS**
- Δ DELTA ANGLE
 - AC ACREAGE
 - A.E. ACCESS EASEMENT
 - B.B. BEARING BASE
 - B.M. BENCH MARK
 - C.B. CHORD BEARING
 - C.L. CHORD LENGTH
 - C.M. CONCRETE MONUMENT
 - C.R. COUNTY ROAD
 - (D) DEED
 - D.E. DRAINAGE EASEMENT
 - EAST EAST
 - ELEV. ELEVATION
 - EASE. EASEMENT
 - FND. FOUND
 - F.P.U.E. FORT PIERCE UTILITY EASEMENT
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - L ARC LENGTH
 - L.A.E. LIMITED ACCESS EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - (M) MEASURED
 - NAV 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - N NORTH
 - No. NUMBER
 - N.R. NOT RADIAL
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 - O.R.B. OFFICIAL RECORDS BOOK
 - O.P.S.T. OPEN SPACE TRACT
 - P PAGE
 - P.B. PLAT BOOK
 - P.C.P. PERMANENT CONTROL POINT
 - P.I. POINT OF INTERSECTION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R RADIUS
 - RNG. RANGE
 - R/W RIGHT OF WAY
 - S SOUTH
 - SEC. SECTION
 - SQ. FT. SQUARE FEET
 - S.R. STATE ROAD
 - ST. STREET
 - TR. TRACT
 - TWP. TOWNSHIP
 - U.E. UTILITY EASEMENT
 - W. WEST

- TRACT DESIGNATION & USE**
- | TRACT | USE |
|---------|------------------------------|
| TRACT A | RIGHT-OF-WAY |
| TRACT B | RECREATION |
| TRACT C | STORMWATER MANAGEMENT |
| TRACT D | LANDSCAPE BUFFER, OPEN SPACE |
| TRACT E | CONSERVATION |
| TRACT F | STORMWATER MANAGEMENT |
| TRACT G | LANDSCAPE BUFFER, OPEN SPACE |

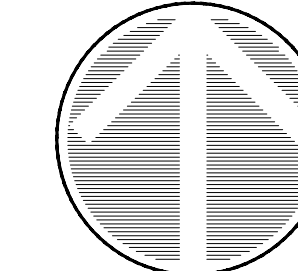
- NOTICE:**
- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "PRM KMA LB 8351"
 - - DENOTES MAGNETIC NAIL AND DISK STAMPED "PCP LB 8351"
 - - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "KMA 8351"

KMA Engineering & Surveying, LLC
 Consulting Engineers & Surveyors
 2345 14th St, Suite 3 Vero Beach, FL 32960
 Phone: (772) 569-6680 E-Mail: survey@kmafl.com
 Certificate of Authorization Number: L.B.8351

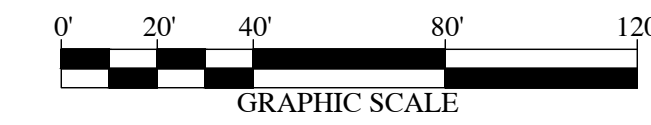
THIS INSTRUMENT PREPARED BY:
 WILLIAM E. HAYHURST, P.S.M.
 REGISTRATION NO. 4416
 PREPARATION DATE: DECEMBER 2022

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



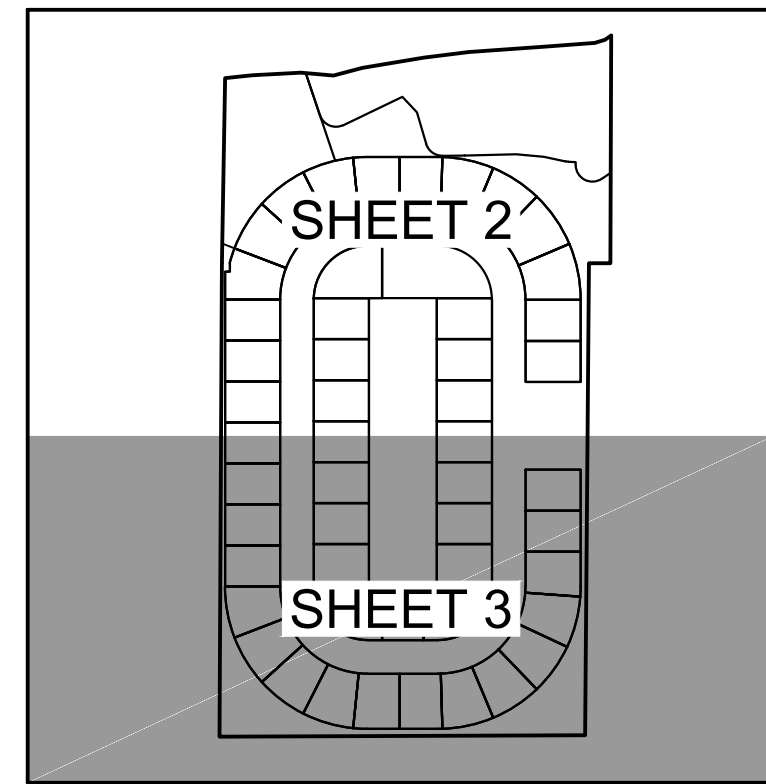
North



PLAT BOOK _____

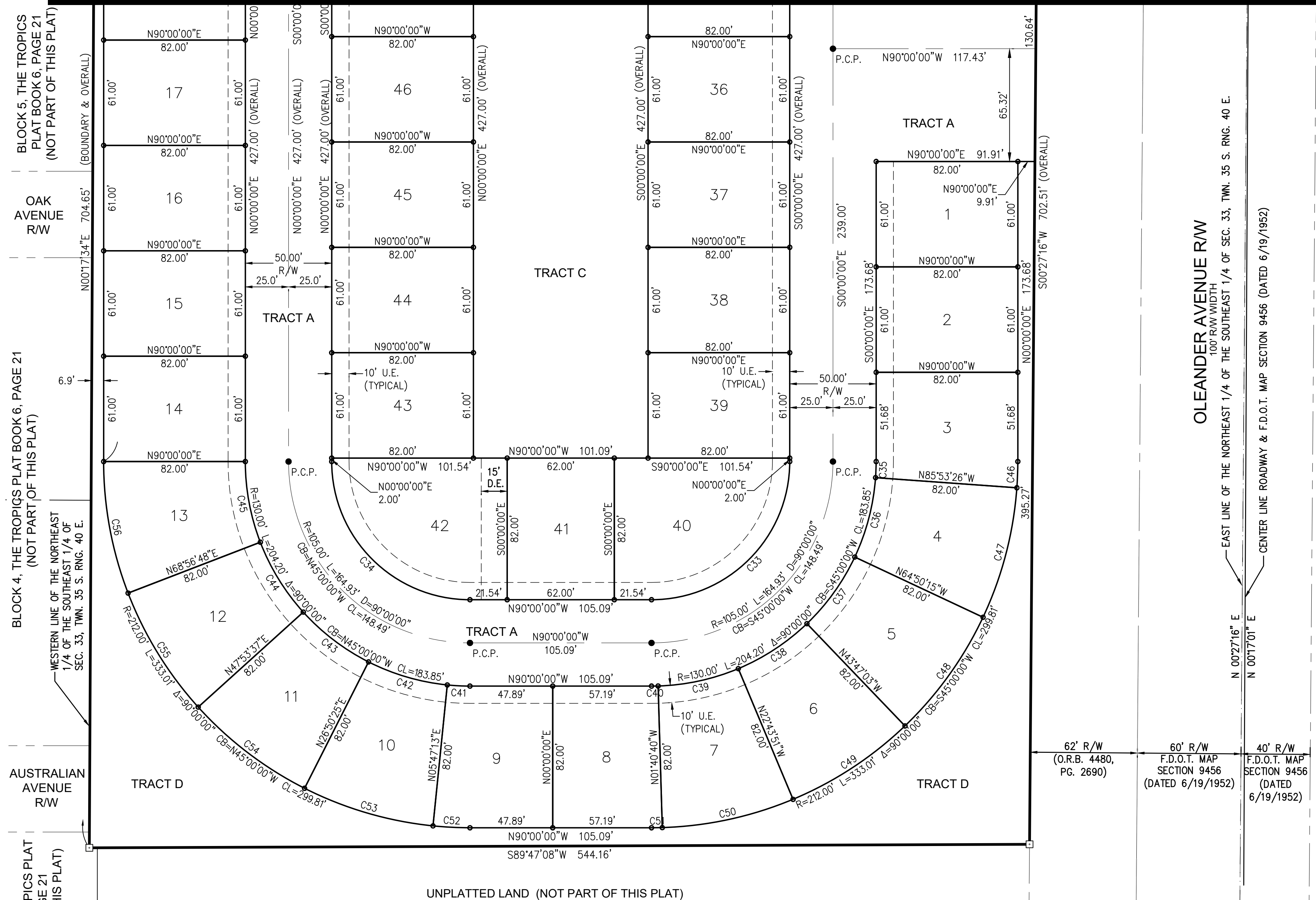
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KEY MAP
N.T.S.

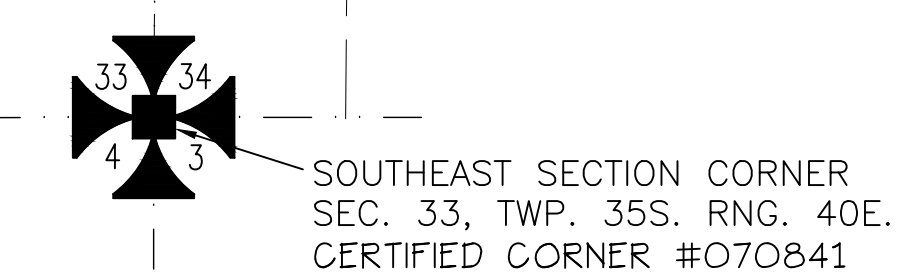
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C33	80.00'	125.66'	90°00'00"	N45°00'00"E	113.14'
C34	80.00'	125.66'	90°00'00"	S45°00'00"E	113.14'
C35	130.00'	9.32'	4°06'34"	S2°03'17"W	9.32'
C36	130.00'	47.77'	21°03'12"	S14°38'09"W	47.50'
C37	130.00'	47.77'	21°03'12"	S35°41'21"W	47.50'
C38	130.00'	47.77'	21°03'12"	S56°44'33"W	47.50'
C39	130.00'	47.77'	21°03'12"	S77°47'44"W	47.50'
C40	130.00'	3.81'	1°40'40"	S89°09'40"W	3.81'
C41	130.00'	13.13'	5°47'13"	N87°06'23"W	13.12'
C42	130.00'	47.77'	21°03'12"	N73°41'11"W	47.50'
C43	130.00'	47.77'	21°03'12"	N52°37'59"W	47.50'
C44	130.00'	47.77'	21°03'12"	N31°34'47"W	47.50'
C45	130.00'	47.77'	21°03'12"	N10°31'36"W	47.50'
C46	212.00'	15.20'	4°06'34"	N2°03'17"E	15.20'
C47	212.00'	77.90'	21°03'12"	N14°38'09"E	77.46'
C48	212.00'	77.90'	21°03'12"	N35°41'21"E	77.46'
C49	212.00'	77.90'	21°03'12"	N56°44'33"E	77.46'
C50	212.00'	77.90'	21°03'12"	N77°47'44"E	77.46'
C51	212.00'	6.21'	1°40'40"	N89°09'40"E	6.21'
C52	212.00'	21.41'	5°47'13"	S87°06'23"E	21.40'
C53	212.00'	77.90'	21°03'12"	S73°41'11"E	77.46'
C54	212.00'	77.90'	21°03'12"	S52°37'59"E	77.46'
C55	212.00'	77.90'	21°03'12"	S31°34'47"E	77.46'
C56	212.00'	77.90'	21°03'12"	S10°31'36"E	77.46'



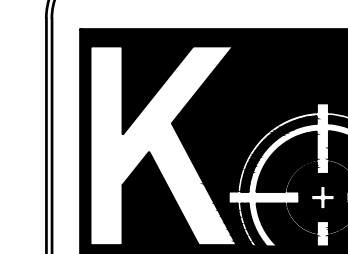
- LEGEND OF SURVEY ABBREVIATIONS**
- Δ DELTA ANGLE
 - AC. ACREAGE
 - A.E. ACCESS EASEMENT
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 - P.B. PLAT BOOK
 - P.C.P. PERMANENT CONTROL POINT
 - P.I. POINT OF INTERSECTION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - R. RADIUS
 - RNG. RANGE
 - R/W. RIGHT OF WAY
 - S. SOUTH
 - SEC. SECTION
 - SQ.FT. SQUARE FEET
 - S.R. STATE ROAD
 - ST. STREET
 - TR. TRACT
 - TWP. TOWNSHIP
 - U.E. UTILITY EASEMENT
 - W. WEST

- TRACT DESIGNATION & USE**
- | TRACT | USE |
|---------|------------------------------|
| TRACT A | RIGHT-OF-WAY |
| TRACT B | RECREATION |
| TRACT C | STORMWATER MANAGEMENT |
| TRACT D | LANDSCAPE BUFFER, OPEN SPACE |
| TRACT E | CONSERVATION |
| TRACT F | STORMWATER MANAGEMENT |

- NOTICE:**
- - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "PRM KMA LB 8351"
 - - DENOTES MAGNETIC NAIL AND DISK STAMPED "PCP LB 8351"
 - - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "KMA 8351"



THIS INSTRUMENT PREPARED BY:
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