

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

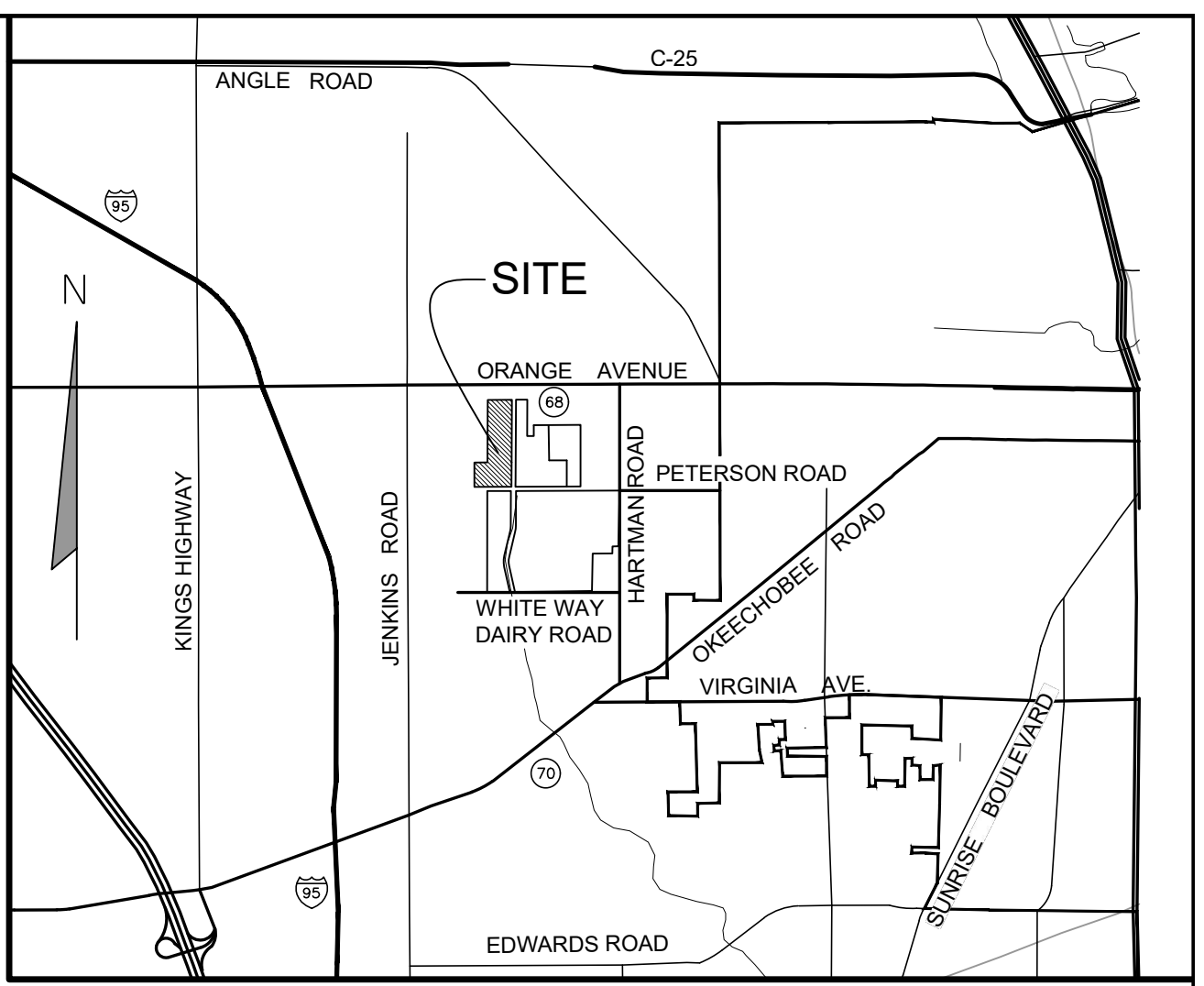
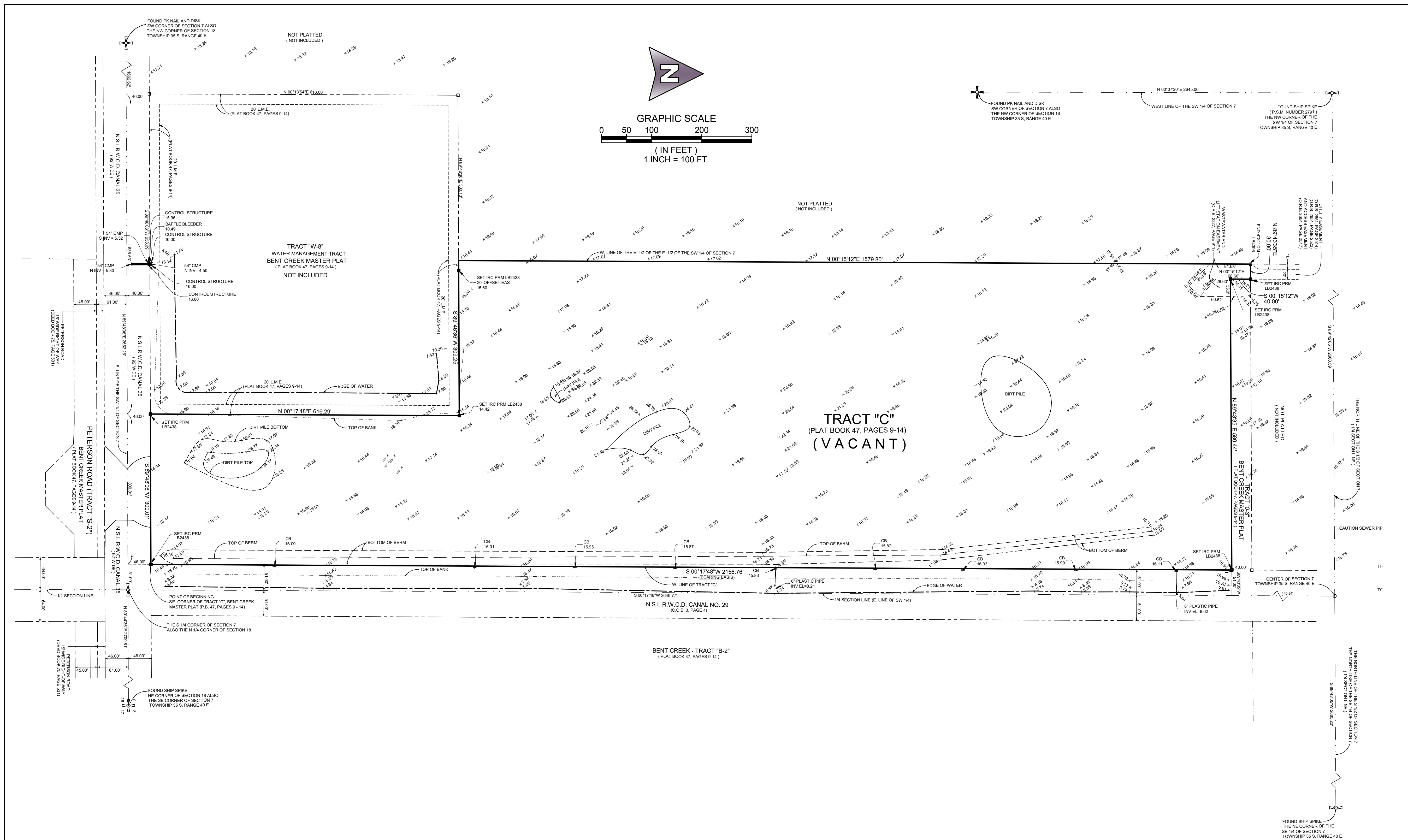
Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application



LOCATION MAP
NOT TO SCALE

- SURVEYOR'S NOTES :**
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
 - BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 89°41'36" WEST ALONG THE EAST LINE OF TRACT "C", 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.
 - ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
 - 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.
 - 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.
 - ALL BOUNDARY DIMENSIONS ARE PER BENT CREEK MASTER PLAT (P.B. 47, PAGES 9) AND MEASURED UNLESS OTHERWISE SHOWN.

LEGEND

- | | | | | | |
|----------------|---|--|---------|---|---|
| R | = | RADIUS | FND | = | FOUND |
| L | = | ARC LENGTH | ID. | = | IDENTIFICATION |
| Δ | = | CURVE CENTRAL ANGLE | C.M. | = | CONCRETE MONUMENT |
| RW | = | RIGHT-OF-WAY | RL | = | RADIAL LINE |
| L.M.E. | = | LAKE MAINTENANCE EASEMENT | ⊕ | = | BENCHMARK |
| U.E. | = | UTILITY EASEMENT | ⊕ | = | CENTERLINE |
| D.E. | = | DRAINAGE EASEMENT | NGVD 29 | = | NATIONAL GEODETIC VERTICAL DATUM OF 1929 |
| W.&L.S.E. | = | WATER AND LIFT STATION EASEMENT | ■ | = | FND OR SET MONUMENTATION AS NOTED (SEE ABOVE) |
| C.O.B. | = | CHANCERY ORDER BOOK | ⊕ | = | SECTION CORNER (NOT FOUND) |
| P.B. | = | PLAT BOOK | ⊕ | = | 1/4 SECTION CORNER (NOT FOUND) |
| O.R.B. | = | OFFICIAL RECORD BOOK | ⊕ | = | EXISTING ELEVATIONS (NGVD 29) |
| C. | = | CALCULATED | | | |
| M. | = | MEASURED | | | |
| C.&M. | = | CALCULATED AND MEASURED | | | |
| IRC | = | IRON ROD AND CAP | | | |
| CB | = | CATCH BASIN | | | |
| INV | = | INVERT | | | |
| EL | = | ELEVATION | | | |
| N.S.L.R.W.C.D. | = | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT | | | |
| PRM | = | PERMANENT REFERENCE MONUMENT | | | |
| LB | = | LICENSED BUSINESS | | | |

LEGAL DESCRIPTION
(TRACT "C")

A PARCEL OF LAND BEING ALL OF TRACT "C", 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 SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF SAID TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

CERTIFY TO: LENNAR HOMES, LLC
NORTH AMERICAN TITLE INSURANCE COMPANY

DATE, LAST FIELD WORK: 3/09/23

SIGNATURE DATE: 3/14/2023

LESLIE C. BISPOTT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698

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

				MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 Forest Hill Boulevard, Suite 206 West Palm Beach, Florida 33406 Phone (561) 968-0080 Fax: (561) 642-9726	
				FIELD J.N.J.P.M. CHECKED CSP/LE DRAWN L.B.R.B.	FIELD BOOK PAGE ELECT CADD FILE 1790 BOV BENT CREEK, C
BOUNDARY SURVEY OF TRACT "C" BENT CREEK MASTER PLAT				LB # 2438 FILE NO. 1796	

BY	DATE	REVISIONS

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 23rd day of August, 2018 between **MS RIALTO BENT CREEK FL, LLC, a Delaware limited liability company**, having its principal office at 700 NW 107th Avenue, 4th 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.

IN WITNESS WHEREOF, Grantor has executed this Deed and has caused its seal(s) to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Michael Echmalian
Print name: Michael Echmalian

Jorge Cardenas
Print name: Jorge Cardenas

MS RIALTO BENT CREEK FL, LLC
a Delaware limited liability company

By: MS Rialto Residential Holdings, LLC, a Delaware liability company, its Member

By: MSR HOLDING COMPANY, LLC, a Delaware limited liability company, its member

By: U.S. Home Corporation, a Delaware corporation, its Manager

By: Sandy Goldberg
Sandy Goldberg, its Vice President
(SEAL)

STATE OF _____)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2018 by Sandy Goldberg, as Vice President of U.S Home Corporation, a Delaware corporation, the Manager of MSR Holding Company, LLC, a Delaware limited liability company, the Member of MS Rialto Residential Holdings, LLC, a Delaware limited liability company, the Member of **MS RIALTO BENT CREEK FL, LLC**, a Delaware limited liability company, on behalf of the companies. He is personally known to me or has produced _____ as identification.

Notary Public, State of _____
Name: _____

See attached Certificate

My Commission Expires _____ (SEAL)

EXHIBIT "A"

PARCEL I:

All of BENT CREEK MASTER PLAT, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 9 through 14, LESS AND EXCEPT Tracts "A-1" and "B-1" and Tract "R", of the Public Records of St. Lucie County, Florida.

PARCEL II:

All of BENT CREEK - TRACT "A-1", according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 12 through 17, LESS AND EXCEPT Lot 8; Lots 50 through 56; Lots 61 through 63; Lots 66 through 68; Lots 83 through 99; Lots 103 through 109; Lots 112 through 170; Lots 172 and 173; Lots 178 through 188; Lots 190, 191, 193, 195 and Lot 211, of the Public Records of St. Lucie County, Florida.

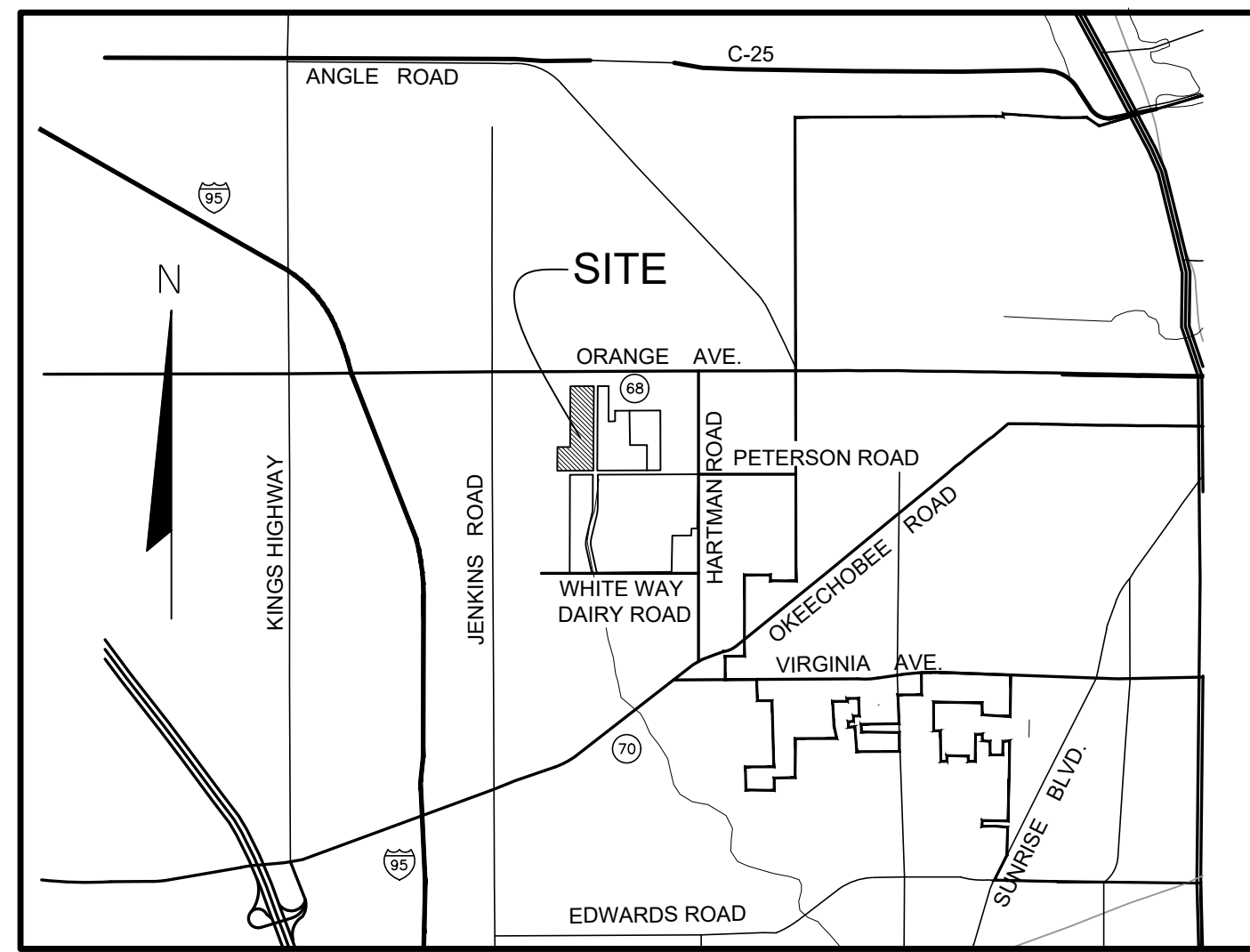
PARCEL III:

All of BENT CREEK - TRACT "B-1", according to the map or plat thereof, as recorded in Plat Book 49, Pages 38 through 40, LESS AND EXCEPT Lots 1 through 105, of the Public Records of St. Lucie County, Florida.

BENT CREEK - TRACT "C"

A PORTION OF A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 1 OF 4



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "C", BEING A REPLAT OF TRACT "C", 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 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

CONTAINING 25.833 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES 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.

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-8", 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

TRACTS "O-16", "O-17" AND "O-18", AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

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 _____, 2023.

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

ATTEST: _____
GREGORY PETTIBON,
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 GREGORY PETTIBON, AUTHORIZED AGENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

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

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE _____ PRINTED NAME

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

BENT CREEK MASTER HOMEOWNERS
ASSOCIATION, INC.,
A FLORIDA CORPORATION,
NOT FOR PROFIT

WITNESS _____ BY: _____
PRINTED NAME T.R. BEER, PRESIDENT

WITNESS _____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 _____, 2023.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NO. _____ PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

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

DATED: _____ JILL ANDERSON BLANCO,
SVP, SENIOR COMMERCIAL SERVICES COUNSEL

SURVEYOR REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

FRANK VELDHIJS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 6582

PLANNING AND ZONING APPROVAL

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

THIS _____ DAY OF _____, 2023.

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

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2023.

BY: _____

TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF THE CIRCUIT COURT

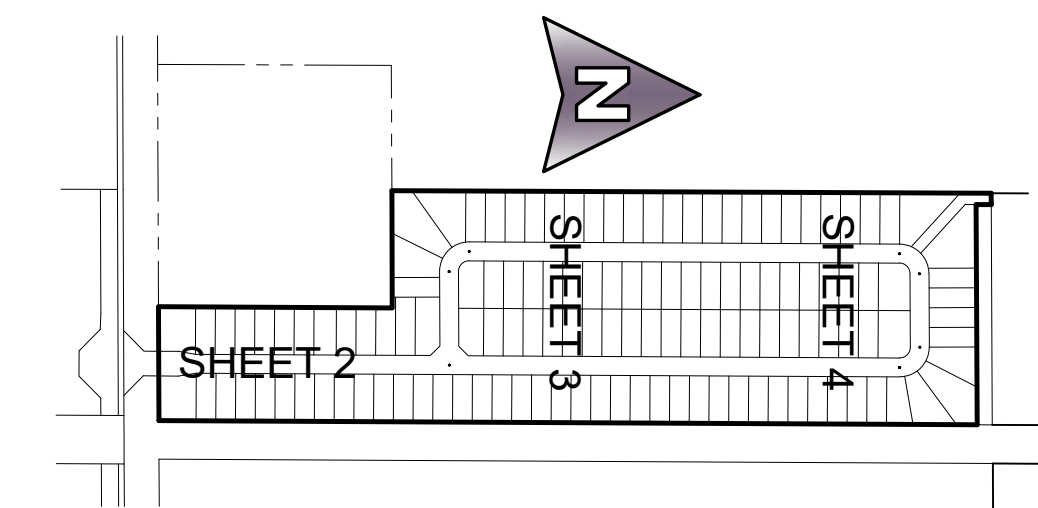
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

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

AREA TABULATION

TRACTS "O-16" -"O-18"	0.622 ACRES
TRACT "S-8"	4.439 ACRES
LOTS 1 - 127	20.771 ACRES
TOTAL AREA	25.833 ACRES



KEY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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 |
| C | = | CENTERLINE |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| R | = | RADIUS |
| L | = | ARC LENGTH |
| Δ | = | CURVE CENTRAL ANGLE |
| ■ | = | SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2438" |
| □ | = | FOUND 4"x 4" C.M. (NO IDENTIFICATION) |
| ● | = | SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438" |
| ● | = | SET 1/2"x18" IRON ROD WITH CAP STAMPED "PCP LB 2438" |
| L.M.E. | = | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | = | LAKE MAINTENANCE ACCESS EASEMENT |
| C.L. | = | CHORD LENGTH |
| C.B. | = | CHORD BEARING |
| L.S.E. | = | LIFT STATION EASEMENT |
| OA | = | OVERALL |
| RL | = | RADIAL LINE |
| A.E. | = | ACCESS EASEMENT |
| C.O.B. | = | CHANCERY ORDER BOOK |
| N.S.L.R.W.C.D. | = | NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT |

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 EAST LINE OF TRACT "C", 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

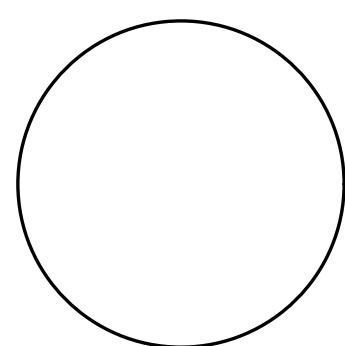
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS 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: _____
LESLIE C. BISPOTT,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698
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. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

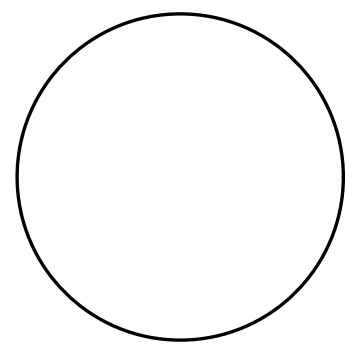
LENNAR HOMES, LLC



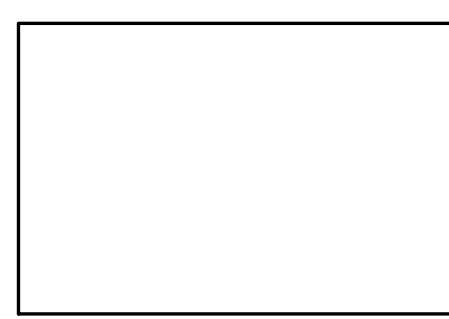
LENNAR HOMES LLC
NOTARY



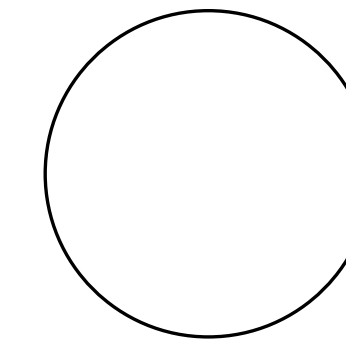
BENT CREEK MASTER
HOMEOWNERS ASSOCIATION, INC.



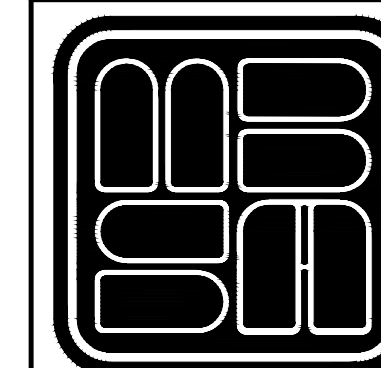
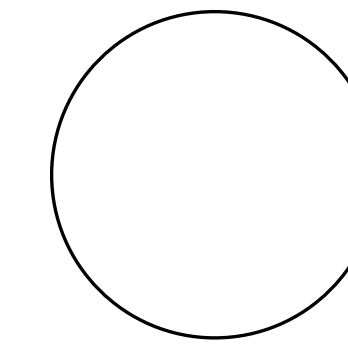
BENT CREEK MASTER
HOMEOWNERS ASSOCIATION, INC.
NOTARY



CITY OF FORT PIERCE
CLERK



PROFESSIONAL SURVEYOR
AND MAPPER

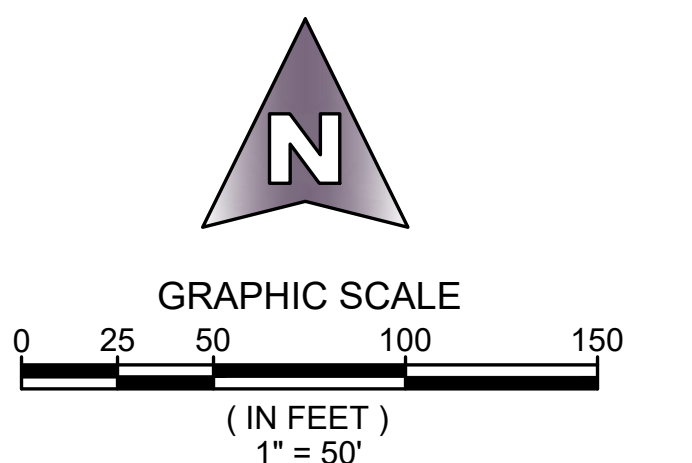
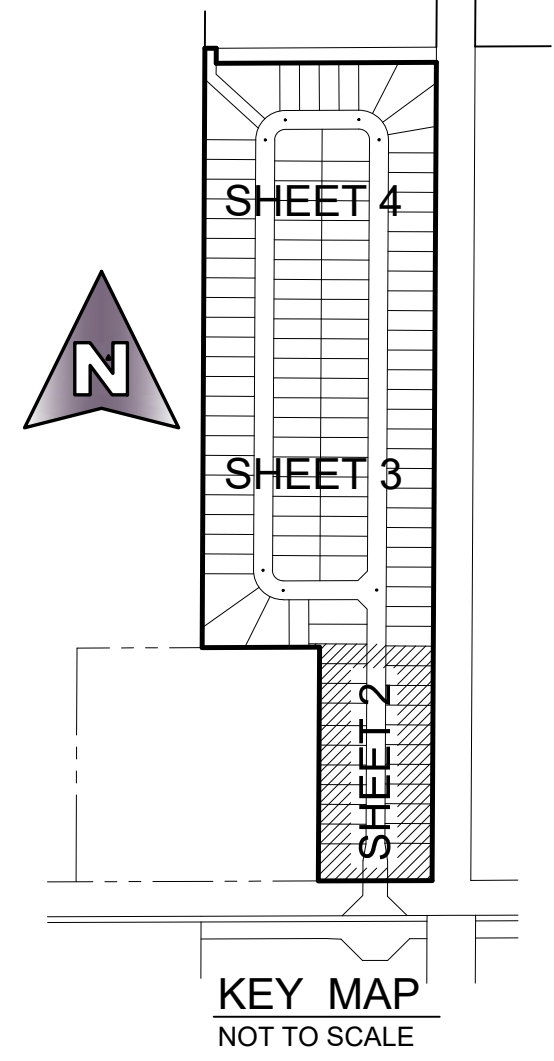
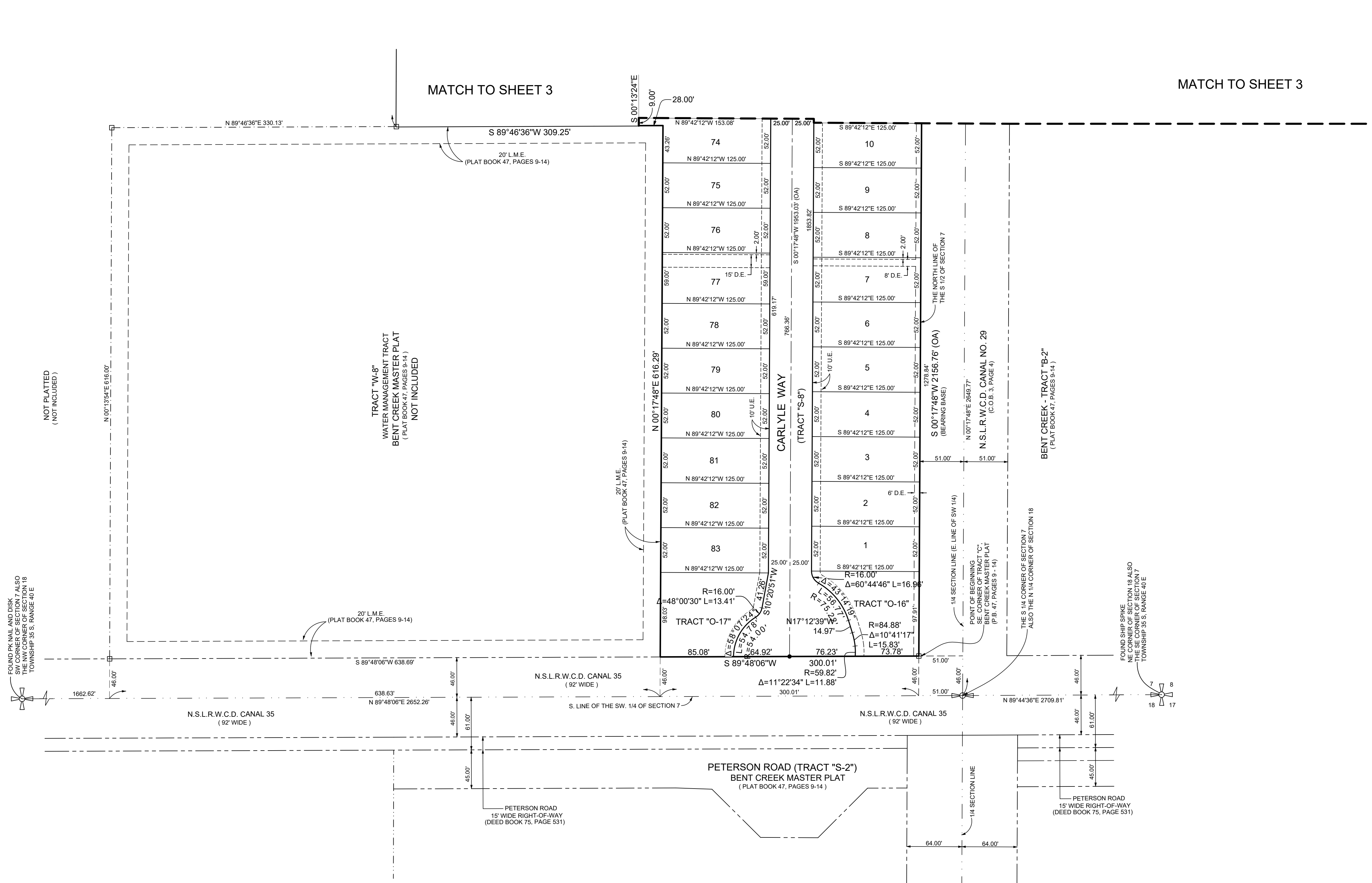


MICHAEL B. SCHORAH
& ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

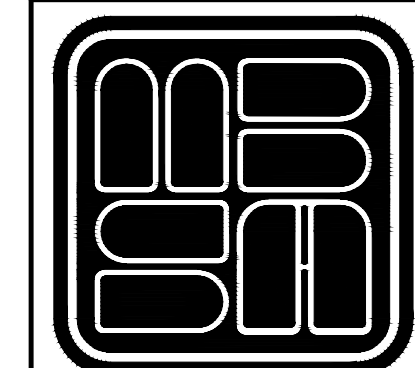
BENT CREEK - TRACT "C"

A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE
 COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN
 PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 4



SHEET 2 OF 4



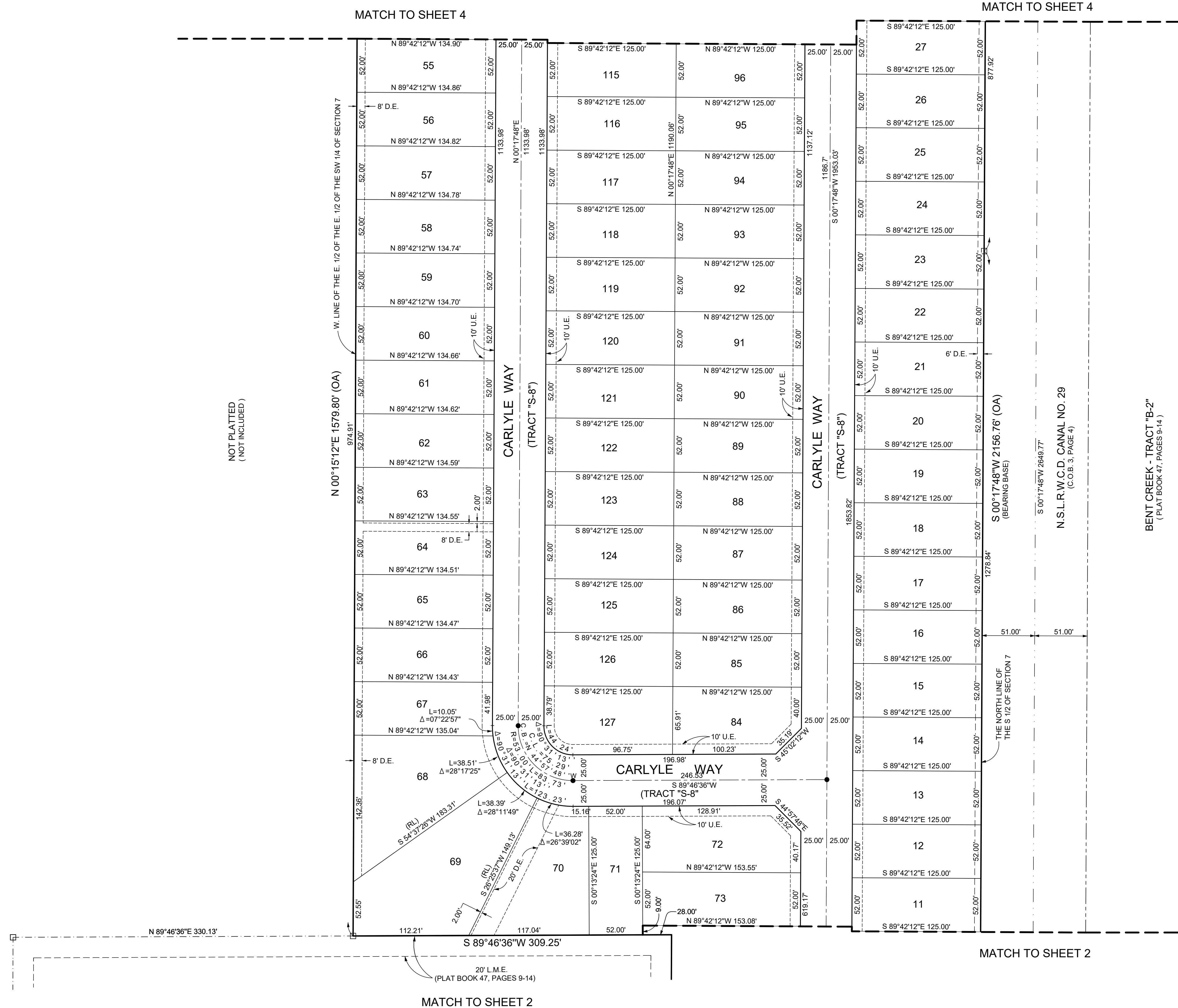
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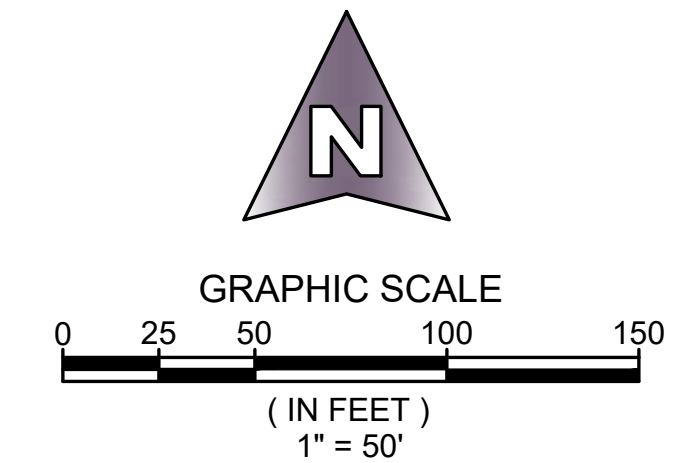
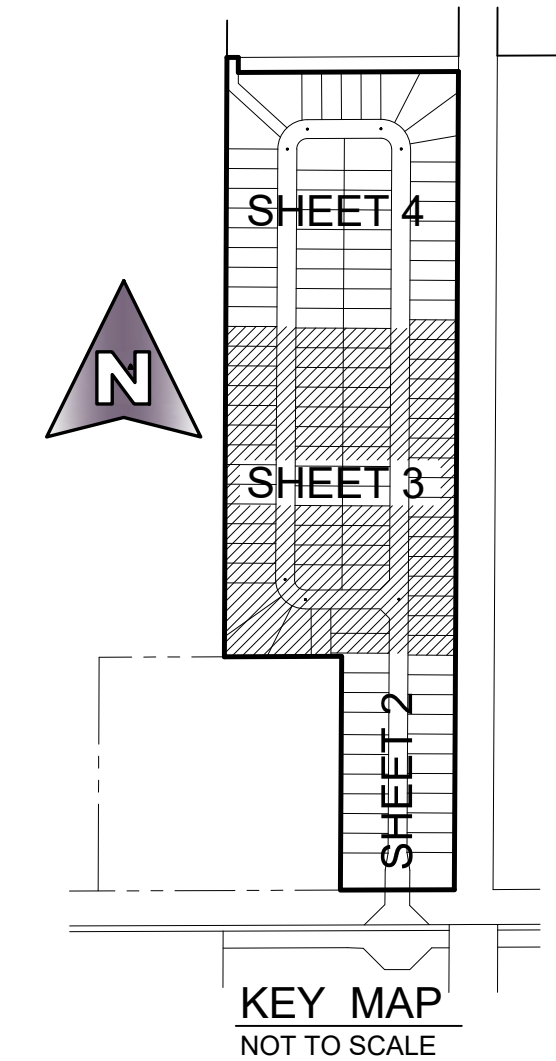
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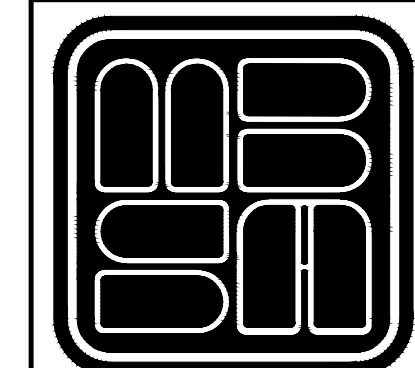
SHEET 3 OF 4



NOT PLATTED
(NOT INCLUDED)



SHEET 3 OF 4



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BENT CREEK - TRACT "C"

