



## Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • [www.MackenzieEngineeringInc.com](http://www.MackenzieEngineeringInc.com)

March 14, 2024

City of Fort Pierce Engineering Department

C/O: Tracy Telle, Assistant City Engineer

100 North US 1, Fort Pierce, FL 34950

Direct Office Line: 772-467-3776

Main Office: 772-467-3000

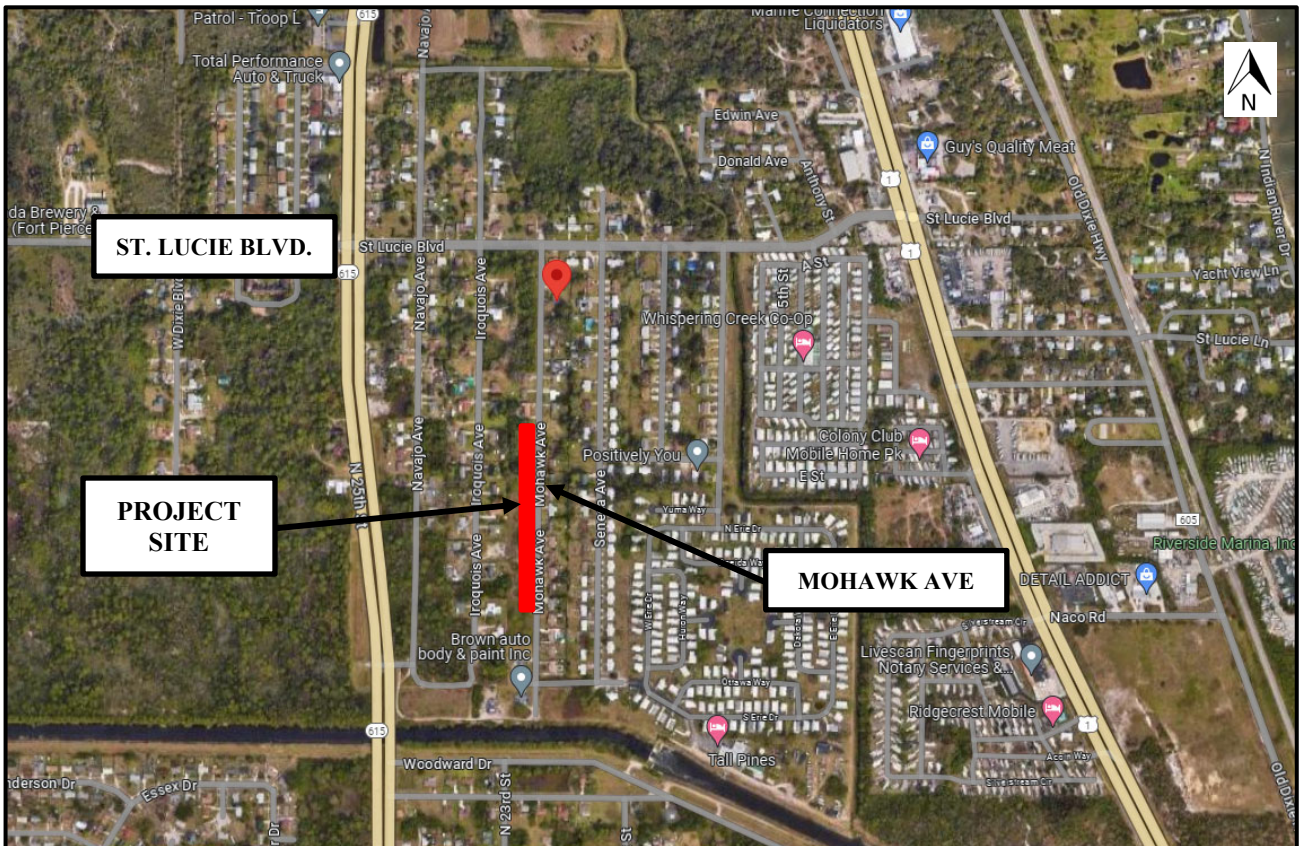
Email: [Ttelle@cityoffortpierce.com](mailto:Ttelle@cityoffortpierce.com)

### Re: Mohawk Final Plat (TRC No. 23-09000003) – Drainage Statement

#### INTRODUCTION

MacKenzie Engineering and Planning, Inc. (MEP) prepared this drainage statement for the proposed Mohawk Final Plat Subdivision in Fort Pierce, FL. The site is approximately located between N 25<sup>th</sup> Street and US Highway 1, south of St. Lucie Blvd. on the west side of Mohawk Avenue. Figure 1 displays the site’s location. The applicant proposes a final plat for a subdivision consisting of 3.9333 acres with 14 residential lots on the west side of Mohawk Avenue.

Figure 1. Site Location



**EXISTING CONDITIONS**

The existing parcel is located on the west side of Mohawk Avenue. The existing topography ranges between elevations 18.00 and 19.00 NAVD and the stormwater runoff flows from west to east towards Mohawk Avenue.

**PROPOSED CONDITIONS**

The applicant proposes to develop 14 residential lots on the west side of Mohawk Avenue. The proposed development will maintain the existing drainage patterns.

The following assumptions were implemented to determine the stormwater impacts in the post development conditions.

- Impervious Area - 50%
  - 25% for Buildings and Structures - Maximum Coverage Allowed per Section 125-191.B.2.3 Single Family Low Density Zone (R-1)
  - 25% for paved areas
- Pervious Area – 50%
- All units developed.
- 1 additional foot of fill provided for FFE as required for Septic Permits

Tables 1 and 2 display the existing and proposed land uses.

**Table 1. Existing Site Area**

Area Description	SF	AC
Vacant Parcel (Developable Area)	171,335	3.933
<b>Total Area</b>	<b>171,335</b>	<b>3.933</b>

**Table 2. Proposed Site Area**

Area Description	SF	AC
Impervious Area (50 % of Total Area)	85,667	1.967
Pervious Area (50% of Total Area)	85,667	1.967
<b>Total Area</b>	<b>171,335</b>	<b>3.933</b>

**PERIMETER BERM**

The applicant proposes to construct swales along the perimeter of the lots and drain along the existing swale on the west side of Mohawk Avenue. Based on our drainage calculation for the 25-year, 3-day storm event, the proposed perimeter berm elevation is as follows:

**Table 2. Storm Event Resulting Stages & Discharge Summary**

Storm Event	Pre-Development		Post-Development		Proposed Site Development
	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)	Discharge (CFS)	Stage (NAVD)
25 year - 3 day (Perimeter Berm EL.)	18.01	5.99	17.81	4.94	17.90

The 25-year, 3-day storm event minimum stage is 17.81 feet NAVD. The berm is designed above the 25-year, 3-day minimum stage and is set at 17.90 feet NAVD. The pre-post analysis indicates the post 25 year, 3-day discharge is less than the discharge for the existing conditions.

### **CONCLUSION**

Based on the existing topography, the site drains to the east side of the site during rainfall events. The proposed development proposes to continue discharging offsite along the eastern side of the site along Mohawk Avenue roadway right-of-way. Upon construction of the individual lots, the unit owners will demonstrate no run-off will occur onto neighboring properties.

The conceptual design proposes constructing swales at elevation 17 around each lot to capture stormwater runoff before it is discharged off-site.

This drainage statement shows that the proposed Project will meet City of Fort Pierce Land Development Code and South Florida Water Management District (SFWMD) requirements upon completion of construction.

### **APPENDICES**

1. Project Information & Maps
  - a. Proposed Stormwater Flow Pattern Exhibit
  - b. 25 Year – 3 Day Return Period Map
2. Drainage Calculations
  - a. Pre-Development
    - i. Pre/Post Design Parameters
    - ii. Development Area Calculations
    - iii. Stage/Storage Computations
    - iv. Rainfall and Storm Event Summary
    - v. Soil Storage Calculations
    - vi. Cascade Water Model – 25-Year, 3-Day
  - b. Post-Development
    - i. Stage/Storage Computations
    - ii. Rainfall and Storm Event Summary
    - iii. Soil Storage Calculations
    - iv. Water Quality Requirements/Provided
    - v. Cascade Water Model – 25-Year, 3-Day
3. Project Plan Sheets
  - a. Final Plat Sheets
4. Other Project Data
  - a. Property Card 1
  - b. Property Card 2
  - c. Property Card 3
  - d. Warranty Deed 1
  - e. Warranty Deed 2
  - f. Warranty Deed 3

# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_

### LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

### CERTIFICATE OF DEDICATION:

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: ANA M. AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: GIUSEPPE SCIONTI, PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GIUSEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### TITLE CERTIFICATION:

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

IN MY OPINION, I, \_\_\_\_\_, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

### SURVEYORS 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, FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: FRANK C. VELDHIJS

PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE NO. 6582

### PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
 CITY OF FORT PIERCE

### 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, FLORIDA

### CITY COMMISSION CERTIFICATE (FINAL)

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FORT PIERCE CITY COMMISSION

BY: LINDA COX

CITY CLERK

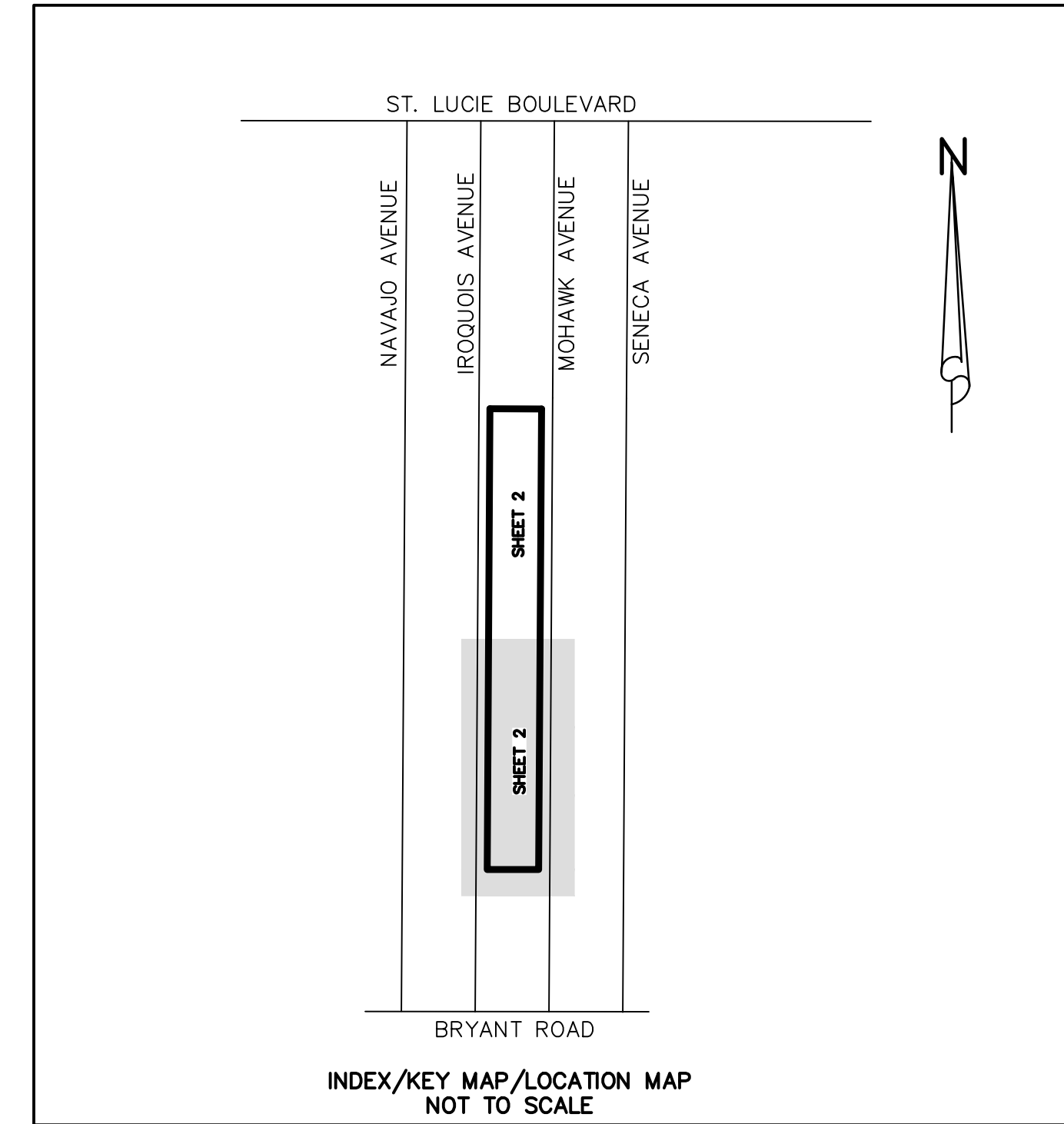
### CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA  
 COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: MICHELLE R. MILLER

CLERK OF THE CIRCUIT COURT  
 ST. LUCIE COUNTY, FLORIDA



### ABBREVIATIONS:

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACRES
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

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. 177.091(27)

### SYMBOLS:

- ▲ = SET PK NAIL & DISK  
 FROM PSM 6330"
- = FND 4"x4" CONCRETE MONUMENT &  
 DISK "PRM LB#4286"
- = FND 5/8" IRC  
 "PLS#2791"
- = SET 5/8" IRC  
 "PRM PSM 6330"

### BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

### SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE 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 BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: ALEXANDER J. PIAZZA  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NUMBER 6330

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

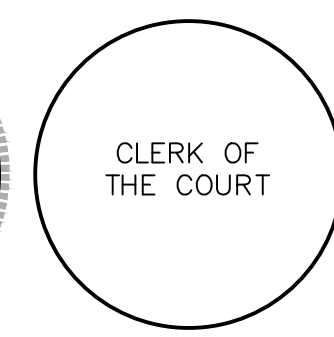
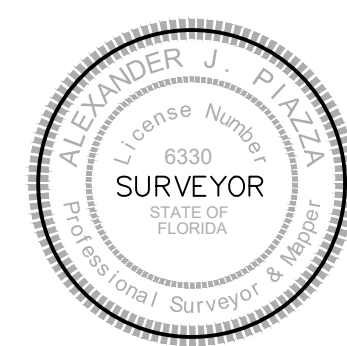
### PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
 619 SW BILTMORE STREET  
 FORT ST. LUCIE, FLORIDA 34983  
 CERTIFICATION NO. LB 7280

ALEXANDER J. PIAZZA PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6330

**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Fort St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET 1	OF 2	DWG 22-8788



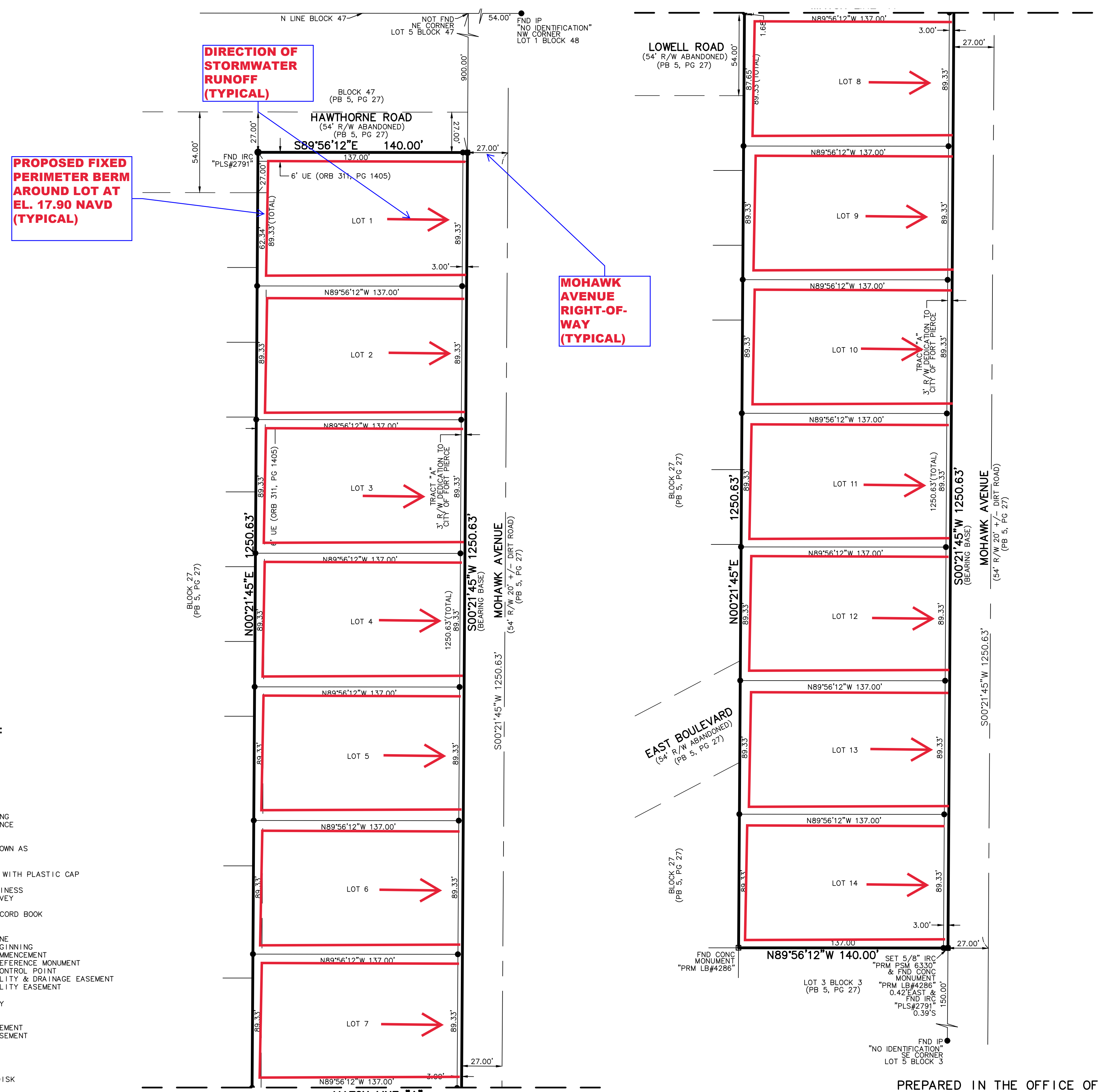
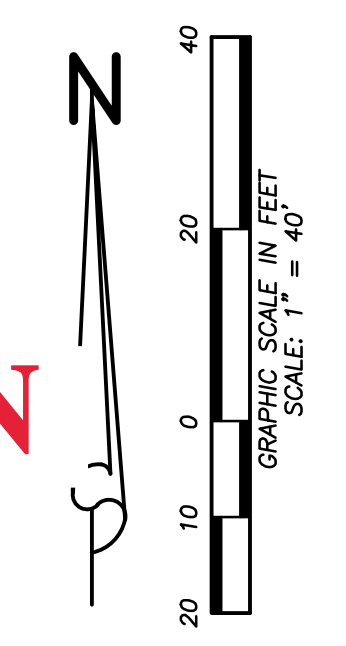
# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

## PROPOSED PERIMETER BERM & STORMWATER RUNOFF PATTERN

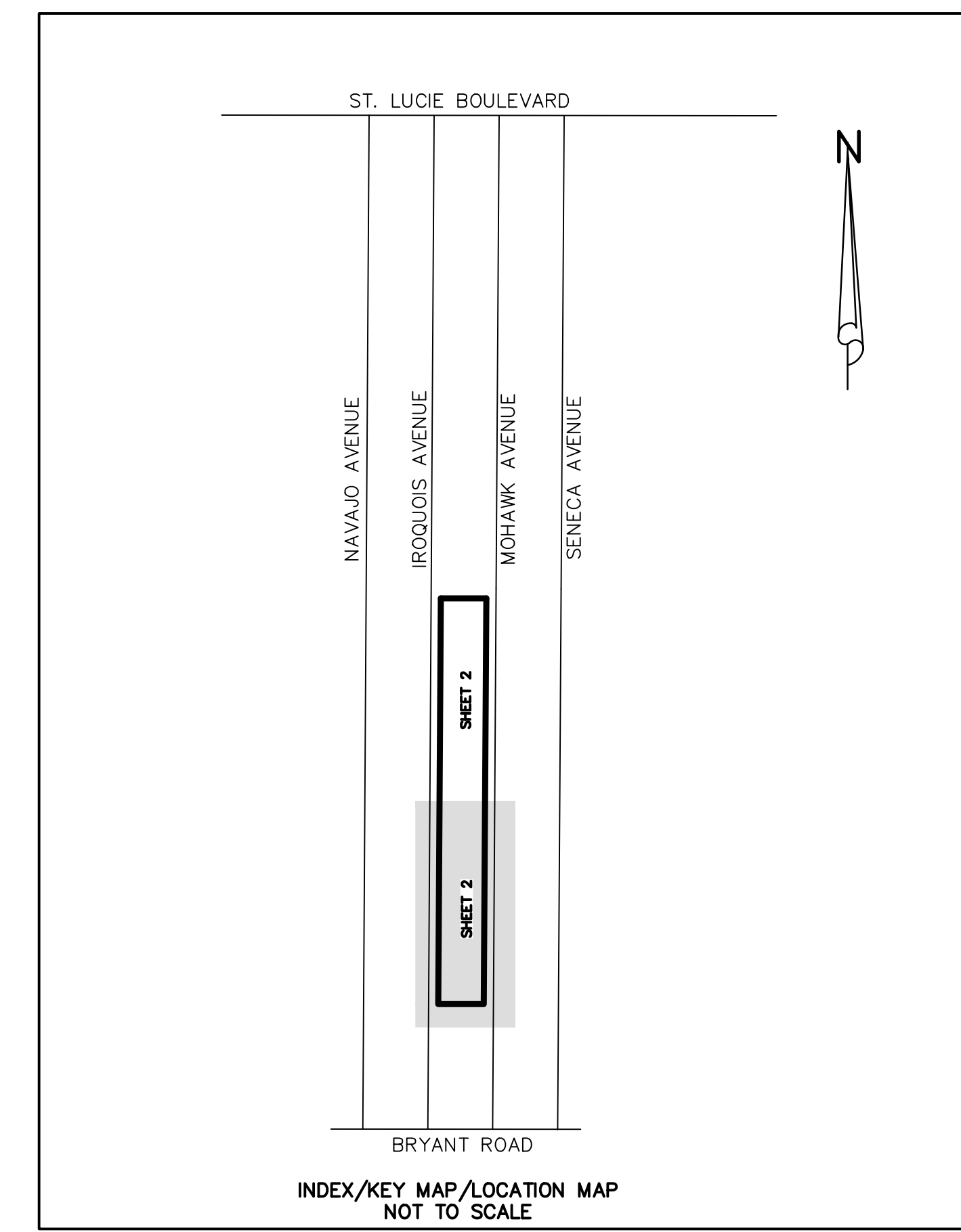
PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_



**DIRECTION OF STORMWATER RUNOFF (TYPICAL)**

**PROPOSED FIXED PERIMETER BERM AROUND LOT AT EL. 17.90 NAVD (TYPICAL)**

**MOHAWK AVENUE RIGHT-OF-WAY (TYPICAL)**



**ABBREVIATIONS:**

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACRES
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUEDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

**SYMBOLS:**

- ▲ = SET PK NAIL & DISK "PRM PSM 6330"
- = FND 4"x4" CONCRETE MONUMENT & DISK "PRM LB#4286"
- = FND 5/8" IRC "PLS#2791"
- = SET 5/8" IRC "PRM PSM 6330"

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
 619 SW BILTMORE STREET  
 PORT ST. LUCIE, FLORIDA 34983  
 CERTIFICATION NO. LB 7280  
 ALEXANDER J. PIAZZA PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6330

**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Port St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250  
**LB#7280**

CAD K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET 2	OF 2	DWG 22-8788

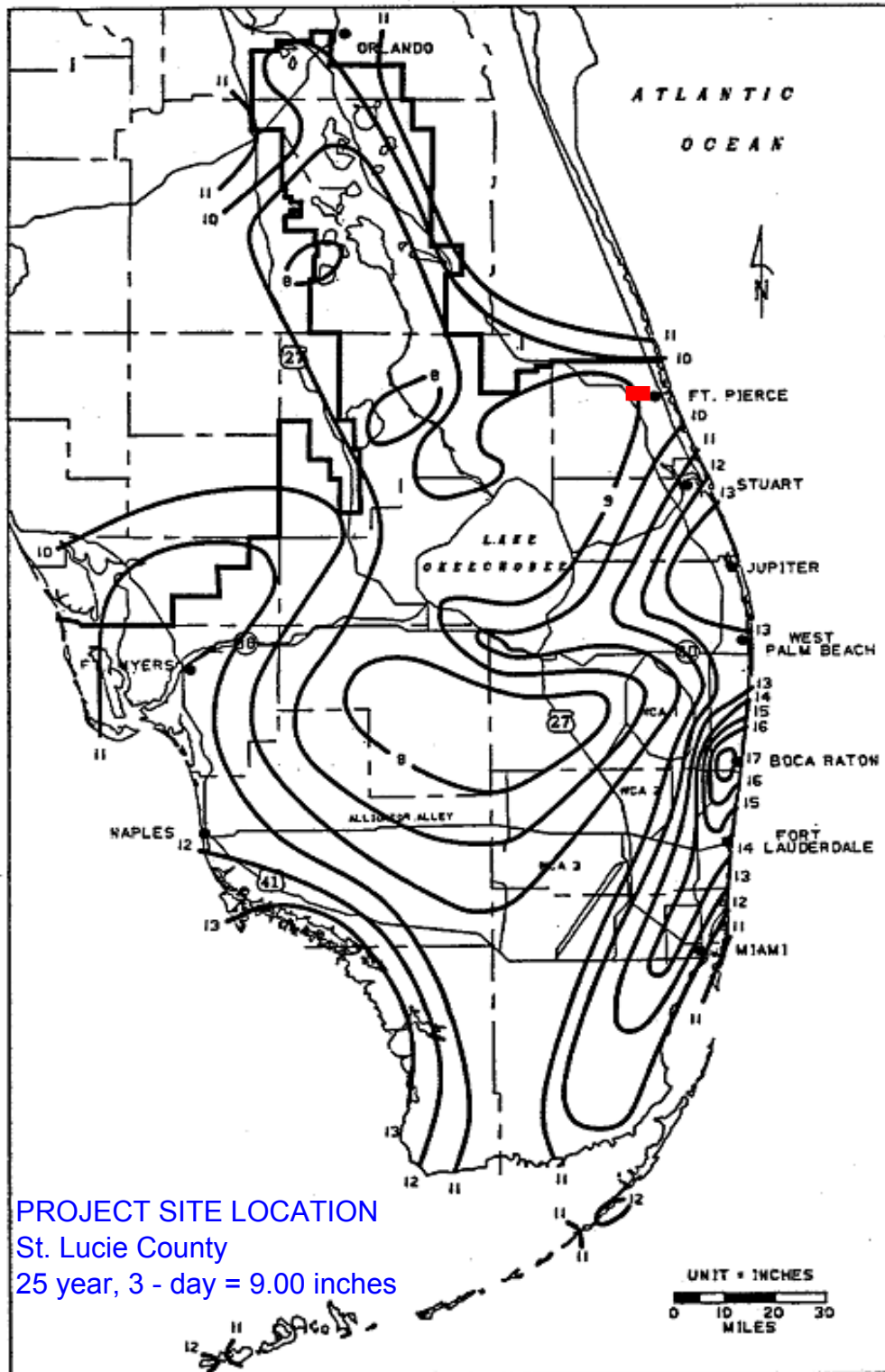


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD



# Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
 Office: (772) 286 - 8030

Date: 3/13/2024  
 Project Name: Mohawk Subdivision  
 Project No: 233-015  
 Basin No: Roadside Swale

<b>PRE/POST DEVELOPMENT CALCULATIONS</b>						
Name	Existing Area (SF)	Proposed Area (SF)	Change in Area (SF)	Existing Area (Acres)	Proposed Area (Acres)	Change in Area (Acres)
<b>Lake Areas (A<sub>L</sub>)</b>	0	0	0.00	0.000	0.000	0.000
<b>Roof Areas (A<sub>R</sub>)</b>	0	85,667	85,667	0.000	1.967	1.967
<b>Paved Areas (A<sub>P</sub>)</b>	0		0	0.000	0.000	0.000
<b>Green Areas (A<sub>G</sub>)</b>	171,335	85,667	-85,667	3.933	1.967	-1.966
<b>Total (A<sub>T</sub>)</b>	<b>171,335</b>	<b>171,335</b>	<b>0</b>	<b>3.933</b>	<b>3.933</b>	<b>0</b>



# Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
Office: (772) 286 - 8030

Date: 3/13/2024  
Project Name: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

## EXISTING DRAINAGE CALCULATIONS

---

**Water Table Elevation:** 8.00 NAVD

**Estimated Seasonal High Water Table (SHWT) Elevation:** 10.00 NAVD

**Land Use Summary:**

Lake Areas (AL):	-	SF	or	0.000	AC	0%
Roof Areas (AR):	-	SF	or	0.000	AC	0%
Paved Areas (AP):	-	SF	or	0.000	AC	0%
Green Areas (AG):	171,335	SF	or	3.933	AC	100%
<b>Total (AT):</b>	<b>171,335</b>	<b>SF</b>		<b>3.933</b>	<b>AC</b>	<b>100%</b>

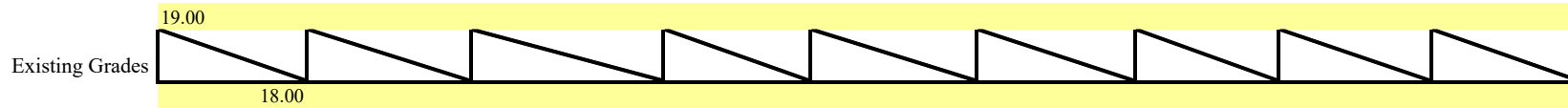


**Engineering & Planning, Inc.**

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
 Office: (772) 286 - 8030

Date: 3/13/2024  
 Project Name: Mohawk Subdivision  
 Project No: 233-015  
 Basin No: Roadside Swale

**EXISTING STAGE/STORAGE AREA CALCULATION (NAVD)**



	14 Vacant Lots (Developable Area)									Total Area (ac.)
Area (ac)	3.933									3.933
	L									
Starting Elev (ft)	18.00									
Ending Elev (ft)	19.00									
Stage NAVD	Linear Storage (ac-ft)									Total Storage (ac-ft)
18.00	0.00									0.00
18.50	0.49									0.49
19.00	1.97									1.97

**Notes:**  
 V - Vertical Storage in the Bottom of the Swale/Trench  
 L - Linear Storage along the bank of the Pond  
 L + V - Total Swale Area



# Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
Office: (772) 286 - 8030

Date: 3/13/2024  
Project Name: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

## DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD

Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

## EXISTING STAGE/STORAGE AREA CALCULATION

Stage	Site Stage-Storage (Per Previous Page) (ac.- ft.)	Additional Stage Storage (ac. - ft.)	Total Storage Area (ac. - ft.)
18.00	0.00	0.00	0.00
18.50	0.49	0.00	0.49
19.00	1.97	0.00	1.97

## EXISTING SOIL STORAGE

### Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	0	0.000	0.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	171,335	3.933	100.0%
<b>Total (AT):</b>	<b>171,335</b>	<b>3.933</b>	<b>100.0%</b>

Average Pervious Grade (Elev.): 18.50 ft  
Depth to SHWT: 8.50 ft  
Soil Storage at Average Depth (S): 9.00 inches  
Weighted S Value:

= S x % Pervious

= 9 x 100% =

**9.00 Inches**

### Uncompacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.60
2	2.50
3	5.40
4	9.00

ERP SWERP Manual - pg. 308 of 742



# Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
Office: (772) 286 - 8030

Date: 3/13/2024  
Project Name: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

---

---

## EXISTING STORM EVENT STAGES AND DISCHARGES

---

---

### Rainfalls (P)

---

---

From Figure C-7, 25-Year 3-Day Storm = 9.00 inches

---

---

### 25-Year 3-Day Storm Event

---

---

Stage for 25-Year, 3-Day Storm Event 18.01 ft. NAVD w/ 5.99 cfs of discharge

Project Name: Mohawk Subdivision - 25Y - 3D Pre Development

Reviewer: MEP

Project Number: 233015

Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 3.933 acres

Ground Storage: 9 inches

Time of Concentration: 0.5 hours

Initial Stage: 18 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
18.00	0.00
18.50	0.49
19.00	1.97

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	18.00
120.00	18.00
240.00	18.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 18 ft NGVD, Length = 1250 ft, Weir Coef = 3.13

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	18.00	18.00
1.00	0.04	0.00	0.00	0.00	18.00	18.00
2.00	0.08	0.00	0.00	0.00	18.00	18.00
3.00	0.12	0.00	0.00	0.00	18.00	18.00
4.00	0.16	0.00	0.00	0.00	18.00	18.00
5.00	0.20	0.00	0.00	0.00	18.00	18.00
6.00	0.24	0.00	0.00	0.00	18.00	18.00
7.00	0.28	0.00	0.00	0.00	18.00	18.00
8.00	0.32	0.00	0.00	0.00	18.00	18.00
9.00	0.36	0.00	0.00	0.00	18.00	18.00
10.00	0.40	0.00	0.00	0.00	18.00	18.00
11.00	0.44	0.00	0.00	0.00	18.00	18.00
12.00	0.48	0.00	0.00	0.00	18.00	18.00
13.00	0.52	0.00	0.00	0.00	18.00	18.00
14.00	0.56	0.00	0.00	0.00	18.00	18.00
15.00	0.60	0.00	0.00	0.00	18.00	18.00
16.00	0.64	0.00	0.00	0.00	18.00	18.00
17.00	0.68	0.00	0.00	0.00	18.00	18.00
18.00	0.73	0.00	0.00	0.00	18.00	18.00
19.00	0.77	0.00	0.00	0.00	18.00	18.00
20.00	0.81	0.00	0.00	0.00	18.00	18.00
21.00	0.85	0.00	0.00	0.00	18.00	18.00
22.00	0.89	0.00	0.00	0.00	18.00	18.00
23.00	0.93	0.00	0.00	0.00	18.00	18.00
24.00	0.97	0.00	0.00	0.00	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
25.00	1.03	0.00	0.00	0.00	18.00	18.00
26.00	1.08	0.00	0.00	0.00	18.00	18.00
27.00	1.14	0.00	0.00	0.00	18.00	18.00
28.00	1.20	0.00	0.00	0.00	18.00	18.00
29.00	1.26	0.00	0.00	0.00	18.00	18.00
30.00	1.32	0.00	0.00	0.00	18.00	18.00
31.00	1.38	0.00	0.00	0.00	18.00	18.00
32.00	1.44	0.00	0.00	0.00	18.00	18.00
33.00	1.50	0.00	0.00	0.00	18.00	18.00
34.00	1.55	0.00	0.00	0.00	18.00	18.00
35.00	1.61	0.00	0.00	0.00	18.00	18.00
36.00	1.67	0.00	0.00	0.00	18.00	18.00
37.00	1.73	0.00	0.00	0.00	18.00	18.00
38.00	1.79	0.00	0.00	0.00	18.00	18.00
39.00	1.85	0.00	0.00	0.00	18.00	18.00
40.00	1.91	0.00	0.00	0.00	18.00	18.00
41.00	1.97	0.01	0.01	0.00	18.00	18.00
42.00	2.02	0.01	0.01	0.00	18.00	18.00
43.00	2.08	0.01	0.01	0.00	18.00	18.00
44.00	2.14	0.02	0.02	0.00	18.00	18.00
45.00	2.20	0.02	0.02	0.00	18.00	18.00
46.00	2.26	0.02	0.02	0.01	18.00	18.00
47.00	2.32	0.02	0.02	0.01	18.00	18.00
48.00	2.38	0.03	0.03	0.01	18.00	18.00
49.00	2.44	0.03	0.03	0.01	18.00	18.00
50.00	2.51	0.04	0.04	0.02	18.00	18.00
51.00	2.59	0.05	0.04	0.02	18.00	18.00
52.00	2.68	0.06	0.06	0.02	18.00	18.00
53.00	2.79	0.08	0.08	0.03	18.00	18.00
54.00	2.93	0.11	0.11	0.04	18.00	18.00
55.00	3.09	0.15	0.14	0.05	18.00	18.00
56.00	3.28	0.19	0.19	0.06	18.00	18.00
57.00	3.51	0.25	0.25	0.08	18.00	18.00
58.00	3.79	0.34	0.34	0.10	18.00	18.00
59.00	4.16	0.53	0.52	0.14	18.00	18.00
60.00	6.72	6.09	5.94	0.31	18.01	18.00
61.00	7.46	2.14	2.18	0.62	18.01	18.00
62.00	7.79	0.99	1.00	0.74	18.00	18.00
63.00	8.01	0.59	0.60	0.80	18.00	18.00
64.00	8.21	0.53	0.53	0.85	18.00	18.00
65.00	8.32	0.34	0.34	0.88	18.00	18.00
66.00	8.44	0.32	0.32	0.91	18.00	18.00
67.00	8.56	0.32	0.32	0.94	18.00	18.00
68.00	8.68	0.32	0.32	0.96	18.00	18.00
69.00	8.76	0.23	0.23	0.98	18.00	18.00
70.00	8.84	0.22	0.22	1.00	18.00	18.00
71.00	8.92	0.22	0.22	1.02	18.00	18.00
72.00	9.00	0.22	0.22	1.04	18.00	18.00
73.00	9.00	0.03	0.04	1.05	18.00	18.00
74.00	9.00	0.00	0.01	1.05	18.00	18.00
75.00	9.00	0.00	0.00	1.05	18.00	18.00
76.00	9.00	0.00	0.00	1.05	18.00	18.00
77.00	9.00	0.00	0.00	1.05	18.00	18.00
78.00	9.00	0.00	0.00	1.05	18.00	18.00
79.00	9.00	0.00	0.00	1.05	18.00	18.00
80.00	9.00	0.00	0.00	1.05	18.00	18.00
81.00	9.00	0.00	0.00	1.05	18.00	18.00
82.00	9.00	0.00	0.00	1.05	18.00	18.00
83.00	9.00	0.00	0.00	1.05	18.00	18.00
84.00	9.00	0.00	0.00	1.05	18.00	18.00
85.00	9.00	0.00	0.00	1.05	18.00	18.00
86.00	9.00	0.00	0.00	1.05	18.00	18.00
87.00	9.00	0.00	0.00	1.05	18.00	18.00
88.00	9.00	0.00	0.00	1.05	18.00	18.00
89.00	9.00	0.00	0.00	1.05	18.00	18.00
90.00	9.00	0.00	0.00	1.05	18.00	18.00
91.00	9.00	0.00	0.00	1.05	18.00	18.00
92.00	9.00	0.00	0.00	1.05	18.00	18.00
93.00	9.00	0.00	0.00	1.05	18.00	18.00
94.00	9.00	0.00	0.00	1.05	18.00	18.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
95.00	9.00	0.00	0.00	1.05	18.00	18.00
96.00	9.00	0.00	0.00	1.05	18.00	18.00
97.00	9.00	0.00	0.00	1.05	18.00	18.00
98.00	9.00	0.00	0.00	1.05	18.00	18.00
99.00	9.00	0.00	0.00	1.05	18.00	18.00
100.00	9.00	0.00	0.00	1.05	18.00	18.00
101.00	9.00	0.00	0.00	1.05	18.00	18.00
102.00	9.00	0.00	0.00	1.05	18.00	18.00
103.00	9.00	0.00	0.00	1.05	18.00	18.00
104.00	9.00	0.00	0.00	1.05	18.00	18.00
105.00	9.00	0.00	0.00	1.05	18.00	18.00
106.00	9.00	0.00	0.00	1.05	18.00	18.00
107.00	9.00	0.00	0.00	1.05	18.00	18.00
108.00	9.00	0.00	0.00	1.05	18.00	18.00
109.00	9.00	0.00	0.00	1.05	18.00	18.00
110.00	9.00	0.00	0.00	1.05	18.00	18.00
111.00	9.00	0.00	0.00	1.05	18.00	18.00
112.00	9.00	0.00	0.00	1.05	18.00	18.00
113.00	9.00	0.00	0.00	1.05	18.00	18.00
114.00	9.00	0.00	0.00	1.05	18.00	18.00
115.00	9.00	0.00	0.00	1.05	18.00	18.00
116.00	9.00	0.00	0.00	1.05	18.00	18.00
117.00	9.00	0.00	0.00	1.05	18.00	18.00
118.00	9.00	0.00	0.00	1.05	18.00	18.00
119.00	9.00	0.00	0.00	1.05	18.00	18.00
120.00	9.00	0.00	0.00	1.05	18.00	18.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	5.99	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	18.01	60.02	18.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	1.05	0.00	1.05	0.00	0.00	0.00



**Engineering & Planning, Inc.**

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
Office: (772) 286 - 8030

Date: 3/13/2024  
Project Name: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

**PROPOSED DRAINAGE CALCULATIONS**

Water Table Elevation: 8 NAVD

Mean High Water Table (MHWT) Elevation: 10.0 NAVD

**Land Use Summary:**

Lake Areas (A <sub>L</sub> ):	0	SF	or	0.00	AC	
Roof Areas (A <sub>R</sub> ):	85,667	SF	or	1.967	AC	50% Impervious Area
Paved Areas (A <sub>P</sub> ):	0	SF	or	0.000	AC	
Green Areas (A <sub>G</sub> ):	85,667	SF	or	1.967	AC	50% Pervious Area
<b>Total (A<sub>T</sub>):</b>	<b>171,335</b>	<b>SF</b>		<b>3.933</b>	<b>AC</b>	

**WATER QUALITY CALCULATIONS PER SFWMD**

1) Per SFWMD, Water Quality shall be provided to meet Criteria 2 or 3, whichever is greater:

Criteria 2 = 1 inch of Runoff Over the Project Site:

$$V_{PRE} = 1 \text{ inch} \times 1\text{-ft}/12\text{-in} \times \frac{3.933}{\text{Project Area (acres)}} = \frac{0.328}{\text{WQ Treatment Volume}} \text{ ac-ft}$$

SFWMD Required Water Quality Volume	0.328	ac-ft	<b>Factor</b>
Detention Type (Wet or Dry)?	Dry	ac-ft	0.75
Impaired Basin	No		1.00
<b>SFWMD Required Water Quality Volume</b>	<b>0.246</b>	<b>ac-ft</b>	

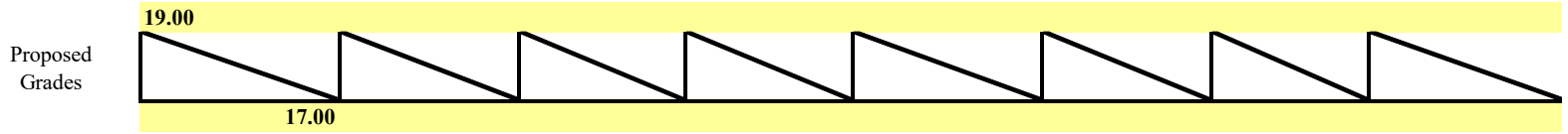


**Engineering & Planning, Inc.**

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
 Office: (772) 286 - 8030

Date: 3/13/2024  
 Project Name: Mohawk Subdivision  
 Project No.: 233-015  
 Basin No: Roadside Swale

**PROPOSED STAGE/STORAGE AREA CALCULATION (NAVD)**



	Pervious Area	Impervious Area (Building + Structures + Paved Areas)							Site Developable Area (Acres)
Area (ac)	1.967	1.967							3.933
	L								
Starting Elev (ft)	17.00								
Ending Elev (ft)	19.00								
Stage NAVD	Linear Storage (ac-ft)								Total Storage (ac-ft)
17.00	0.000								0.000
17.50	0.123								0.123
18.00	0.492								0.492
18.50	1.106								1.106
19.00	1.967								1.967

**Notes:**

- 1) The required SFWMD Water Quality Volume is 0.246 ac-ft. Therefore, SFWMD Water Quality is met at stage elevation 17.71 NAVD.
- 2) V - Vertical Storage in the Bottom of the Swale/Trench
- 3) L - Linear Storage along the bank of the Pond



# Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
Office: (772) 286 - 8030

Date: 3/13/2024  
Project: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

## PROPOSED DESIGN CRITERIA

Water Table Elevation: 8.00 NAVD  
Estimated Seasonal High Water Table (SHWT) Elevation: 10.00 NAVD

## PROPOSED STAGE/STORAGE AREA CALCULATION SUMMARY

Stage	Site Stage-Storage (Per Previous Page) (AC.- FT.)	Additional Stage Storage (AC. - FT.)	Total Storage Area (ac. - ft.)
17.00	0.000	0.00	0.000
17.50	0.123	0.00	0.123
18.00	0.492	0.00	0.492
18.50	1.106	0.00	1.106
19.00	1.967	0.00	1.967

## PROPOSED SOIL STORAGE

### Land Use Summary:

	SF	Acres	Percent
Lake Areas (AL):	0	0.000	0.0%
Roof Areas (AR):	85,667	1.967	50.0%
Paved Areas (AP):	0	0.000	0.0%
Green Areas (AG):	85,667	1.967	50.0%
<b>Total (Ar):</b>	<b>171,335</b>	<b>3.933</b>	<b>100.0%</b>

Average Pervious Grade (Elev.): 18.00 ft  
Depth to Water Table: 8.00 ft  
Soil Storage at Average Depth (Ss): 6.75 inches  
Weighted S Value:

$$= S_s \times \% \text{ Pervious}$$

$$= 6.75 \times 50\% = \boxed{3.38 \text{ Inches}}$$

### Compacted Soil Storage for Flatwoods Landform

Depth to Water Table (feet)	Compacted Water Storage (S) (inches)
1	0.45
2	1.88
3	4.05
4	6.75

ERP SWERP Manual - pg. 324 of 793



# Engineering & Planning, Inc.

Address: 1172 SW 30th Street, Suite 500, Palm City, FL 34990  
Office: (772) 286 - 8030

Date: 3/13/2024  
Project: Mohawk Subdivision  
Project No: 233-015  
Basin No: Roadside Swale

---

---

## PROPOSED STORM EVENT STAGES AND DISCHARGES

---

---

### Rainfalls (P)

---

---

From Figure C-7, 25-Year 3-Day Storm = 9.00 inches

### 25-Year 3-Day Storm Event

---

---

Stage for 25-Year, 3-Day Storm Event 17.81 ft. NAVD w/ 4.94 cfs of discharge **Proposed Site Design Stage**  
**17.90 ft. NAVD**

Project Name: Mohawk Subdivision - 25Y - 3D Post Development

Reviewer: MEP

Project Number: 233015

Period Begin: Dec 01, 2023;0000 hr End: Dec 06, 2023;0000 hr Duration: 120 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Mohawk Subdivision Basin 1

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 9 inches

Area: 1.967 acres

Ground Storage: 3.38 inches

Time of Concentration: 0.5 hours

Initial Stage: 17 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
17.00	0.00
17.50	0.12
18.00	0.49
18.50	1.11
19.00	1.97

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	17.00
120.00	17.00
240.00	17.00

Structure: 1

From Basin: Mohawk Subdivision Basin 1

To Basin: Offsitel

Structure Type: Gravity

Weir: Broad Crested, Crest Elev = 17.8 ft NGVD, Length = 1250 ft, Weir Coef = 3.13

Bleeder: None

Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	17.00	17.00
1.00	0.04	0.00	0.00	0.00	17.00	17.00
2.00	0.08	0.00	0.00	0.00	17.00	17.00
3.00	0.12	0.00	0.00	0.00	17.00	17.00
4.00	0.16	0.00	0.00	0.00	17.00	17.00
5.00	0.20	0.00	0.00	0.00	17.00	17.00
6.00	0.24	0.00	0.00	0.00	17.00	17.00
7.00	0.28	0.00	0.00	0.00	17.00	17.00
8.00	0.32	0.00	0.00	0.00	17.00	17.00
9.00	0.36	0.00	0.00	0.00	17.00	17.00
10.00	0.40	0.00	0.00	0.00	17.00	17.00
11.00	0.44	0.00	0.00	0.00	17.00	17.00
12.00	0.48	0.00	0.00	0.00	17.00	17.00
13.00	0.52	0.00	0.00	0.00	17.00	17.00
14.00	0.56	0.00	0.00	0.00	17.00	17.00
15.00	0.60	0.00	0.00	0.00	17.00	17.00
16.00	0.64	0.00	0.00	0.00	17.00	17.00
17.00	0.68	0.00	0.00	0.00	17.00	17.00
18.00	0.73	0.00	0.00	0.00	17.00	17.00
19.00	0.77	0.00	0.00	0.00	17.00	17.00
20.00	0.81	0.00	0.00	0.00	17.00	17.00
21.00	0.85	0.01	0.00	0.00	17.00	17.00
22.00	0.89	0.01	0.00	0.00	17.01	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
23.00	0.93	0.01	0.00	0.00	17.01	17.00
24.00	0.97	0.01	0.00	0.00	17.01	17.00
25.00	1.03	0.02	0.00	0.00	17.02	17.00
26.00	1.08	0.02	0.00	0.00	17.03	17.00
27.00	1.14	0.03	0.00	0.00	17.03	17.00
28.00	1.20	0.03	0.00	0.00	17.04	17.00
29.00	1.26	0.03	0.00	0.00	17.05	17.00
30.00	1.32	0.03	0.00	0.00	17.06	17.00
31.00	1.38	0.04	0.00	0.00	17.07	17.00
32.00	1.44	0.04	0.00	0.00	17.09	17.00
33.00	1.50	0.04	0.00	0.00	17.10	17.00
34.00	1.55	0.04	0.00	0.00	17.11	17.00
35.00	1.61	0.04	0.00	0.00	17.13	17.00
36.00	1.67	0.05	0.00	0.00	17.14	17.00
37.00	1.73	0.05	0.00	0.00	17.16	17.00
38.00	1.79	0.05	0.00	0.00	17.18	17.00
39.00	1.85	0.05	0.00	0.00	17.19	17.00
40.00	1.91	0.05	0.00	0.00	17.21	17.00
41.00	1.97	0.05	0.00	0.00	17.23	17.00
42.00	2.02	0.06	0.00	0.00	17.25	17.00
43.00	2.08	0.06	0.00	0.00	17.27	17.00
44.00	2.14	0.06	0.00	0.00	17.29	17.00
45.00	2.20	0.06	0.00	0.00	17.31	17.00
46.00	2.26	0.06	0.00	0.00	17.33	17.00
47.00	2.32	0.06	0.00	0.00	17.35	17.00
48.00	2.38	0.06	0.00	0.00	17.37	17.00
49.00	2.44	0.07	0.00	0.00	17.39	17.00
50.00	2.51	0.08	0.00	0.00	17.42	17.00
51.00	2.59	0.09	0.00	0.00	17.45	17.00
52.00	2.68	0.10	0.00	0.00	17.48	17.00
53.00	2.79	0.14	0.00	0.00	17.51	17.00
54.00	2.93	0.17	0.00	0.00	17.52	17.00
55.00	3.09	0.21	0.00	0.00	17.55	17.00
56.00	3.28	0.25	0.00	0.00	17.57	17.00
57.00	3.51	0.31	0.00	0.00	17.60	17.00
58.00	3.79	0.39	0.00	0.00	17.64	17.00
59.00	4.16	0.56	0.00	0.00	17.69	17.00
60.00	6.72	5.00	4.92	0.08	17.81	17.00
61.00	7.46	1.63	1.66	0.33	17.81	17.00
62.00	7.79	0.71	0.72	0.42	17.80	17.00
63.00	8.01	0.41	0.42	0.46	17.80	17.00
64.00	8.21	0.36	0.36	0.49	17.80	17.00
65.00	8.32	0.23	0.24	0.51	17.80	17.00
66.00	8.44	0.22	0.22	0.53	17.80	17.00
67.00	8.56	0.22	0.22	0.55	17.80	17.00
68.00	8.68	0.22	0.22	0.57	17.80	17.00
69.00	8.76	0.15	0.15	0.58	17.80	17.00
70.00	8.84	0.15	0.15	0.60	17.80	17.00
71.00	8.92	0.14	0.14	0.61	17.80	17.00
72.00	9.00	0.14	0.14	0.62	17.80	17.00
73.00	9.00	0.02	0.02	0.62	17.80	17.00
74.00	9.00	0.00	0.00	0.63	17.80	17.00
75.00	9.00	0.00	0.00	0.63	17.80	17.00
76.00	9.00	0.00	0.00	0.63	17.80	17.00
77.00	9.00	0.00	0.00	0.63	17.80	17.00
78.00	9.00	0.00	0.00	0.63	17.80	17.00
79.00	9.00	0.00	0.00	0.63	17.80	17.00
80.00	9.00	0.00	0.00	0.63	17.80	17.00
81.00	9.00	0.00	0.00	0.63	17.80	17.00
82.00	9.00	0.00	0.00	0.63	17.80	17.00
83.00	9.00	0.00	0.00	0.63	17.80	17.00
84.00	9.00	0.00	0.00	0.63	17.80	17.00
85.00	9.00	0.00	0.00	0.63	17.80	17.00
86.00	9.00	0.00	0.00	0.63	17.80	17.00
87.00	9.00	0.00	0.00	0.63	17.80	17.00
88.00	9.00	0.00	0.00	0.63	17.80	17.00
89.00	9.00	0.00	0.00	0.63	17.80	17.00
90.00	9.00	0.00	0.00	0.63	17.80	17.00
91.00	9.00	0.00	0.00	0.63	17.80	17.00
92.00	9.00	0.00	0.00	0.63	17.80	17.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
93.00	9.00	0.00	0.00	0.63	17.80	17.00
94.00	9.00	0.00	0.00	0.63	17.80	17.00
95.00	9.00	0.00	0.00	0.63	17.80	17.00
96.00	9.00	0.00	0.00	0.63	17.80	17.00
97.00	9.00	0.00	0.00	0.63	17.80	17.00
98.00	9.00	0.00	0.00	0.63	17.80	17.00
99.00	9.00	0.00	0.00	0.63	17.80	17.00
100.00	9.00	0.00	0.00	0.63	17.80	17.00
101.00	9.00	0.00	0.00	0.63	17.80	17.00
102.00	9.00	0.00	0.00	0.63	17.80	17.00
103.00	9.00	0.00	0.00	0.63	17.80	17.00
104.00	9.00	0.00	0.00	0.63	17.80	17.00
105.00	9.00	0.00	0.00	0.63	17.80	17.00
106.00	9.00	0.00	0.00	0.63	17.80	17.00
107.00	9.00	0.00	0.00	0.63	17.80	17.00
108.00	9.00	0.00	0.00	0.63	17.80	17.00
109.00	9.00	0.00	0.00	0.63	17.80	17.00
110.00	9.00	0.00	0.00	0.63	17.80	17.00
111.00	9.00	0.00	0.00	0.63	17.80	17.00
112.00	9.00	0.00	0.00	0.63	17.80	17.00
113.00	9.00	0.00	0.00	0.63	17.80	17.00
114.00	9.00	0.00	0.00	0.63	17.80	17.00
115.00	9.00	0.00	0.00	0.63	17.80	17.00
116.00	9.00	0.00	0.00	0.63	17.80	17.00
117.00	9.00	0.00	0.00	0.63	17.80	17.00
118.00	9.00	0.00	0.00	0.63	17.80	17.00
119.00	9.00	0.00	0.00	0.63	17.80	17.00
120.00	9.00	0.00	0.00	0.63	17.80	17.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	4.94	60.02	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Mohawk Subdivi	17.81	60.02	17.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Mohawk Subdivi	0.97	0.00	0.63	0.00	0.34	0.00

# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
FILE NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_

### LEGAL DESCRIPTION:

LOTS 1 THRU 12 IN BLOCK 27, AND THE SOUTHERLY 1/2 OF VACATED HAWTHORNE ROAD ON THE NORTH AND NORTHERLY 1/2 OF VACATED LOWELL ROAD ON THE SOUTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THRU 6 IN BLOCK 24, AND THE NORTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE SOUTH AND THE SOUTH 1/2 OF VACATED LOWELL ROAD ADJACENT TO THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 AND 2 IN BLOCK 3, AND THE SOUTHEASTERLY 1/2 OF VACATED EAST BOULEVARD ADJACENT ON THE NORTH, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 175,088 SQUARE FEET OR 4.109 ACRES, MORE OR LESS.

### CERTIFICATE OF DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF MOHAWK REPLAT, THE PROPERTY DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE FOR FUTURE ROAD RIGHTS-OF-WAY PURPOSES.

THE OUTDOORS QUALITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: ELEAZAR AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

BY: ANA M. AMADOR, ACTING PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION

BY: GIUSEPPE SCIONTI, PRESIDENT

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ELEAZAR AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED ANA M. AMADOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ACTING PRESIDENT OF THE OUTDOORS QUALITY, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

BEFORE ME PERSONALLY APPEARED GIUSEPPE SCIONTI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INTEGRITY 1ST PROPERTIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

IN MY OPINION, I, \_\_\_\_\_, MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THE DOCUMENTS APPEARING OF PUBLIC RECORD AND TITLE INSURANCE POLICY DATED MARCH 7, 2023 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT ARE HELD, AS THEIR INTERESTS MORE FULLY APPEAR OF RECORD, BY THOSE INDIVIDUALS WHO HAVE EXECUTED THE DEDICATION TO THIS PLAT.

2) THERE IS NO MORTGAGE OF RECORD ENCUMBERING THE LAND IN ST. LUCIE COUNTY, FLORIDA.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID THROUGH THE YEAR 2023.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

### SURVEYORS 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, FLORIDA STATUTES.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: FRANK C. VELDHIJS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6582

### PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE 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 \_\_\_\_\_, 2023.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
CITY OF FORT PIERCE

### 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, FLORIDA

### CITY COMMISSION CERTIFICATE (FINAL)

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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FORT PIERCE CITY COMMISSION

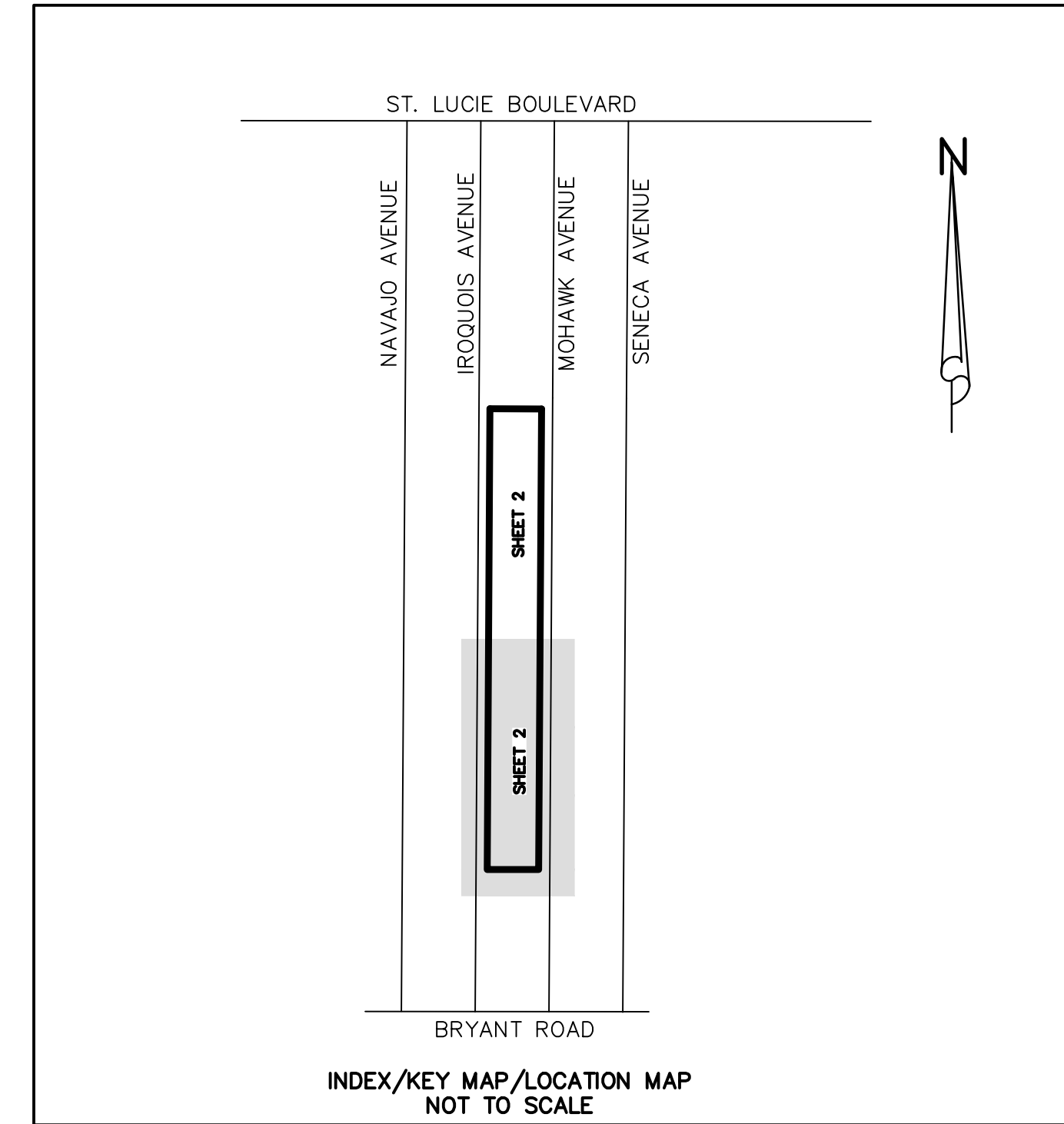
BY: LINDA COX  
CITY CLERK

### CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT IN AND FOR 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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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



### ABBREVIATIONS:

(C) = CALCULATED  
(M) = MEASURED  
(NR) = NON-RADIAL  
(P) = PLAT  
(R) = RADIAL LINE  
(S) = SURVEY  
Δ = DELTA ANGLE  
AC = ACRES  
CB = CHORD BEARING  
CD = CHORD DISTANCE  
CONC = CONCRETE  
DB = DEED BOOK  
FKA = FORMERLY KNOWN AS  
FND = FOUND  
IR = #5 IRON ROD  
IRC = #5 IRON ROD WITH PLASTIC CAP  
L = ARC LENGTH  
LB = LICENSE BUSINESS  
LS = LICENSE SURVEY  
MON = MONUMENT  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
PG = PAGE(S)  
PL = PROPERTY LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT  
PUE = PUBLIC UTILITY & DRAINAGE EASEMENT  
PUE = PUBLIC UTILITY EASEMENT  
R = RADIUS  
R/W = RIGHT-OF-WAY  
SF = SQUARE FOOT  
TR = TRACT  
UE = UTILITY EASEMENT  
DE = DRAINAGE EASEMENT

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. 177.091(27)

### SYMBOLS:

▲ = SET PK NAIL & DISK  
FRM PSM 6330  
□ = FND 4"x4" CONCRETE MONUMENT &  
DISK FRM LB#4286  
● = FND 5/8" IRC  
"PLS#2791"  
■ = SET 5/8" IRC  
FRM PSM 6330

### BUILDING NOTES:

1. THE FRONT YARD BUILDING SETBACK SHALL BE 25' FOR ALL LOTS.
3. THE REAR YARD BUILDING SETBACK SHALL BE 12' FOR ALL LOTS.
4. THE SIDE YARD BUILDING SETBACK SHALL BE 7' FOR ALL LOTS.

### SURVEYOR'S NOTES:

1. BEARING BASIS: A "GRID NORTH" BEARING OF S00°21'45"W ALONG THE WEST RIGHT OF WAY OF MOHAWK AVENUE AS LAID OUT AND IN USE.
2. NO BUILDINGS, FENCES, STRUCTURES OR IMPROVEMENTS OF ANY KIND, OR TREES OR SHRUBS SHALL BE PLACED IN ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. THIS PLAT IS SUBJECT TO ALL MATERS CONTAINED ON THE PLAT OF SAN LUCIE PLAZA UNIT ONE, AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
5. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091, FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT THE SURVEY DATA COMPLIES WITH ALL THE 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 BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

BY: ALEXANDER J. PIAZZA  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 6330

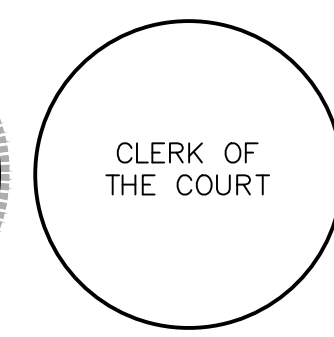
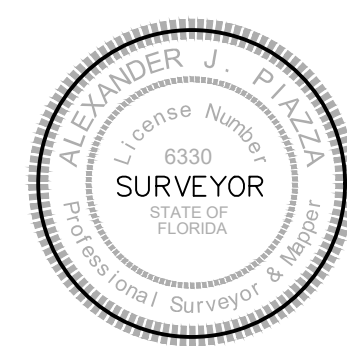
DATE: \_\_\_\_\_

### PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
619 SW BILTMORE STREET  
FORT ST. LUCIE, FLORIDA 34983  
CERTIFICATION NO. LB 7280  
ALEXANDER J. PIAZZA PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6330

**ALEXANDER J. PIAZZA PSM, INC.**  
Surveying • Mapping • Consulting  
619 SW Biltmore Street  
Fort St. Lucie, Florida 34983  
Phone: (772) 340-7770  
Fax: (772) 340-2250  
LB#7280

CAD	K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG			
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET 1	OF 2	DWG 22-8788

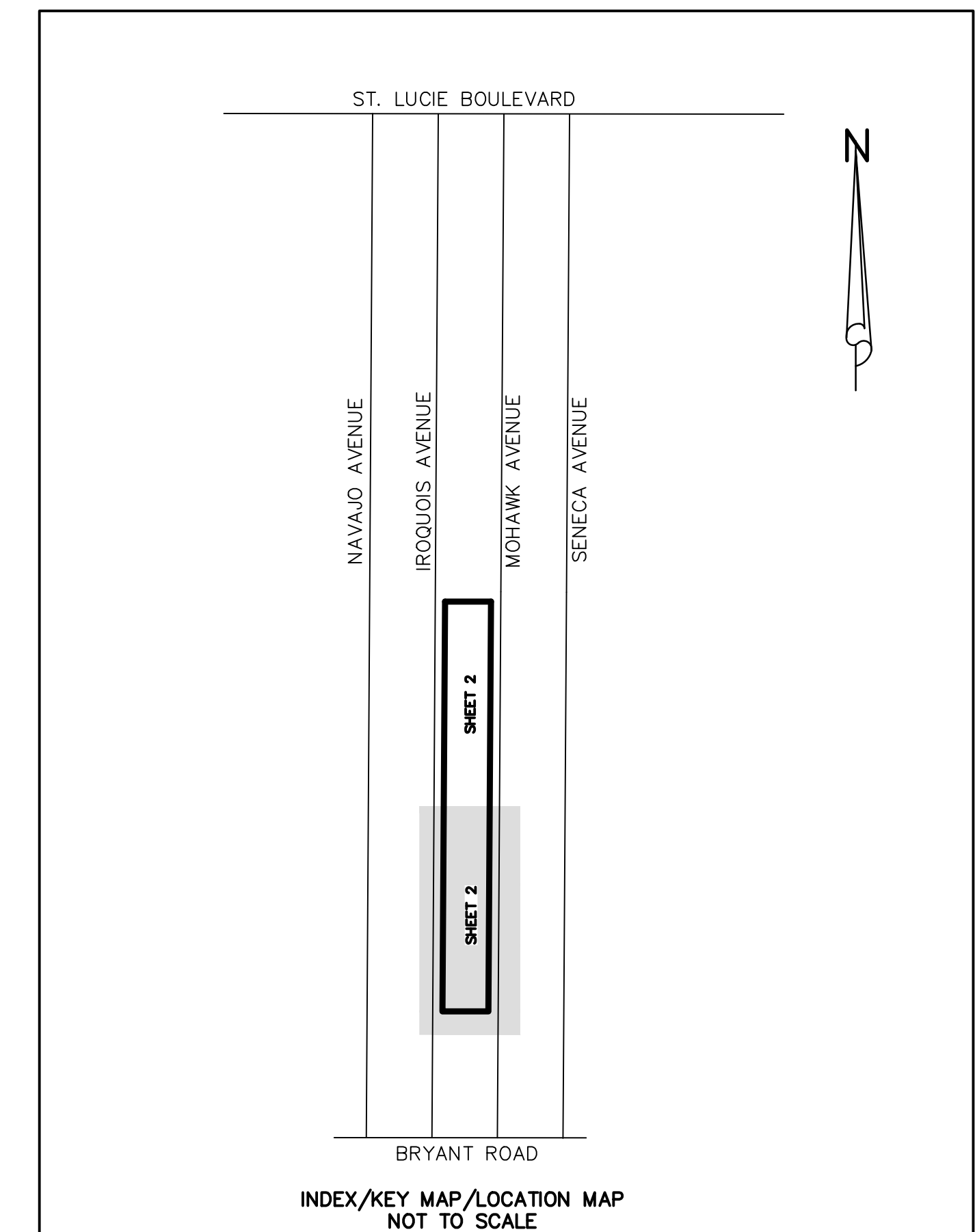
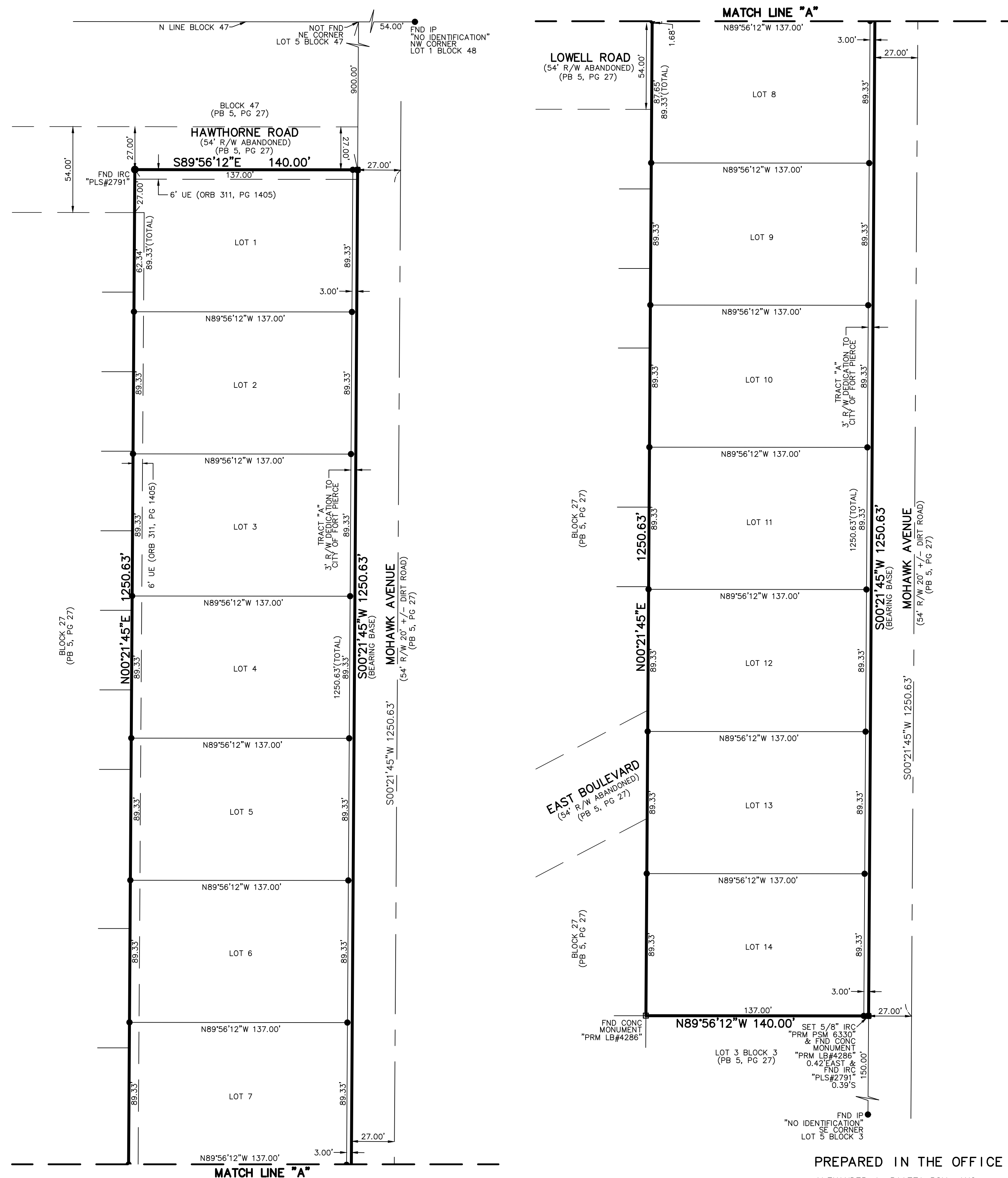
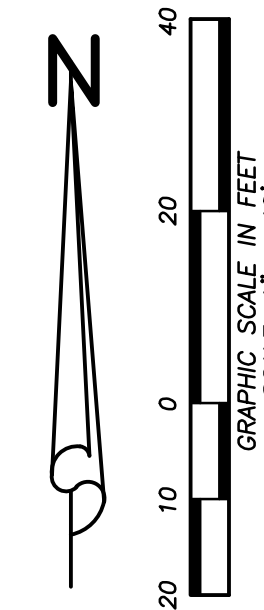


# MOHAWK REPLAT

BEING A REPLAT OF PORTIONS OF BLOCKS 27, BLOCK 24 AND BLOCK 3 OF SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 FILE NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_



**ABBREVIATIONS:**

- (C) = CALCULATED
- (M) = MEASURED
- (NR) = NON-RADIAL
- (P) = PLAT
- (R) = RADIAL LINE
- (S) = SURVEY
- Δ = DELTA ANGLE
- AC = ACREAGE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CONC = CONCRETE
- DB = DEED BOOK
- FKA = FORMERLY KNOWN AS
- FND = FOUND
- IR = #5 IRON ROD
- IRC = #5 IRON ROD WITH PLASTIC CAP
- L = ARC LENGTH
- LB = LICENSE BUSINESS
- LS = LICENSE SURVEY
- MON = MONUMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- PUEDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SF = SQUARE FOOT
- TR = TRACT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT

**SYMBOLS:**

- ▲ = SET PK NAIL & DISK  
PRM PSM 6330
- = FND 4"x4" CONCRETE MONUMENT &  
DISK TRM LB#4286
- = FND 5/8" IRC  
PLS#2791
- = SET 5/8" IRC  
PRM PSM 6330

PREPARED IN THE OFFICE OF:

ALEXANDER J. PIAZZA PSM, INC.  
 619 SW BILTMORE STREET  
 PORT ST. LUCIE, FLORIDA 34983  
 CERTIFICATION NO. LB 7280  
 ALEXANDER J. PIAZZA PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6330

**ALEXANDER J. PIAZZA PSM, INC.**  
 Surveying • Mapping • Consulting  
 619 SW Biltmore Street  
 Port St. Lucie, Florida 34983  
 Phone: (772) 340-7770  
 Fax: (772) 340-2250

LB#7280

CAD K:\OUTDOOR QUALITY\MOHAWK\22-8788 PLAT.DWG				
REF				
FLD	AJP	FB.	PG.	JOB 22-8788
OFF	LW			DATE 5-05-23
CKD	AJP	SHEET 2	OF 2	DWG 22-8788

### Property Identification

Site Address: MOHAWK AVE  
 Sec/Town/Range: 33/34S/40E  
 Parcel ID: 1428-702-0425-000-7  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 9687  
 Map ID: 14/33N  
 Zoning: SF Low Den

### Ownership

INTEGRITY 1ST PROPERTIES INC  
 OUTDOORS QUALITY HOMES LLC  
 1379 SW Bellevue AVE  
 Port Saint Lucie, FL 34953

### Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 27 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AND SLY 1/2 VAC HAWTHORNE RD ADJ ON N AND NLY 1/2 VAC LOWELL RD ADJ ONS (MAP 14/33N)

### Current Values

Just/Market Value: \$107,100  
 Assessed Value: \$107,100  
 Exemptions: \$0  
 Taxable Value: \$107,100



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 2.1  
 Land Size (SF): 91,560

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	\$300,000
May 7, 2018	4130 / 1308	0001	WD	Brownstone Classic Homes	\$20,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View: Roof Cover: Roof Structure:  
 Building Type: Year Built: N/A Frame:  
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$107,100
Just/Market:	\$107,100
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$107,100
Exemption(s):	\$0
Taxable:	\$107,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	3.2	Fort Pierce Stormwater Charge	\$220.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [icon].

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$107,100	\$107,100	\$0	\$107,100

2022	\$98,900	\$23,837	\$0	\$23,837
2021	\$46,100	\$21,670	\$0	\$21,670
2020	\$19,700	\$19,700	\$0	\$19,700

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: MOHAWK AVE  
 Sec/Town/Range: 33/34S/40E  
 Parcel ID: 1428-702-0382-000-3  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 9661  
 Map ID: 14/33N  
 Zoning: SF Low Den

### Ownership

INTEGRITY 1ST PROPERTIES INC  
 OUTDOORS QUALITY HOMES LLC  
 1379 SW Bellevue AVE  
 Port Saint Lucie, FL 34953

### Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 24 LOTS 1, 2, 3, 4, 5 AND 6  
 AND NELY1/2 VAC EAST BV ADJ ON S AND SLY 1/2 VAC LOWELL RD  
 ADJ ON N (MAP 14/33N)

### Current Values

Just/Market Value: \$71,200  
 Assessed Value: \$71,200  
 Exemptions: \$0  
 Taxable Value: \$71,200



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 1.26  
 Land Size (SF): 54,986

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R and M Upstairs LLC	\$300,000
May 7, 2018	4130 / 0531	0001	WD	Brownstone Classic Homes	\$7,500
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View: Roof Cover: Roof Structure:  
 Building Type: Year Built: N/A Frame:  
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	\$0
Land:	\$71,200
Just/Market:	\$71,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$71,200
Exemption(s):	\$0
Taxable:	\$71,200

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	1.9	Fort Pierce Stormwater Charge	\$131.10

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [icon].

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$71,200	\$71,200	\$0	\$71,200

2022	\$65,700	\$15,246	\$0	\$15,246
2021	\$30,700	\$13,860	\$0	\$13,860
2020	\$12,600	\$12,600	\$0	\$12,600

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

### Property Identification

Site Address: MOHAWK AVE  
 Sec/Town/Range: 33/34S/40E  
 Parcel ID: 1428-702-0050-000-7  
 Jurisdiction: Fort Pierce

Use Type: 0000  
 Account #: 9597  
 Map ID: 14/33N  
 Zoning: SF Low Den

### Ownership

INTEGRITY 1ST PROPERTIES INC  
 OUTDOORS QUALITY HOMES LLC  
 1379 SW Bellevue AVE  
 Port Saint Lucie, FL 34953

### Legal Description

SAN LUCIE PLAZA S/D-UNIT ONE- BLK 3 LOTS 1 AND 2 AND SELY 1/2  
 VAC EAST BV ADJ ON N (MAP 14/33N)

### Current Values

Just/Market Value: \$42,800  
 Assessed Value: \$42,800  
 Exemptions: \$0  
 Taxable Value: \$42,800



### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 0.59  
 Land Size (SF): 25,700

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

## Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 28, 2022	4784 / 1706	0205	WD	R And M Upstairs LLC	\$300,000
May 7, 2018	4130 / 1195	0001	WD	Brownstone Classic Homes	\$6,000
May 11, 2007	2818 / 2454	XX03	QC	Stone David E	\$100
Jun 29, 2004	2011 / 1176	XX02	WD	Bailey Cody L	\$281,600
Jan 1, 1900					\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View: Roof Cover: Roof Structure:  
 Building Type: Year Built: N/A Frame:  
 Grade: Effective Year: N/A Primary Wall:

Story Height:

No. Units: 0

Secondary Wall:

Interior Data

Bedrooms: 0

Electric:

Primary Int Wall:

Full Baths: 0

Heat Type:

Avg Hgt/Floor: 0

Half Baths: 0

Heat Fuel:

Primary Floors:

A/C %: 0%

Heated %: N/A%

Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
----------	-------------	------	-----------	-----------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$42,800
Just/Market:	\$42,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$42,800
Exemption(s):	\$0
Taxable:	\$42,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	0.9	Fort Pierce Stormwater Charge	\$62.10

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [icon].

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$42,800	\$42,800	\$0	\$42,800

2022	\$39,500	\$8,349	\$0	\$8,349
2021	\$18,400	\$7,590	\$0	\$7,590
2020	\$6,900	\$6,900	\$0	\$6,900

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.  
 Click the following link to check for additional permit data in Fort Pierce

---

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
 © Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.

Prepared by and return to:

**Barry B. Byrd, Esq.**  
Attorney at Law  
Pineiro Byrd PLLC  
4600 Military Trail Suite 212  
Jupiter, FL 33458  
561-799-9280  
File Number: 22-02-6028 RMUp  
Will Call No.:

## Warranty Deed

**This Warranty Deed** made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, grantee:

(Whenever used herein 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

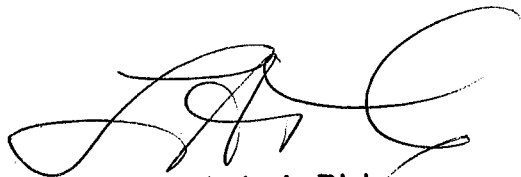
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

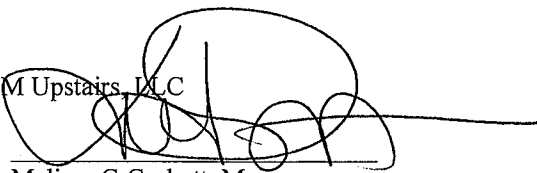
Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

R&M Upstairs, LLC

By:



Melissa G Corbett, Manager




Witness Name: Barry B. Byrd

State of Florida  
County of Palm Beach

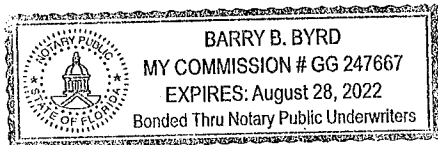
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: \_\_\_\_\_



**Exhibit A**

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2, Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

Prepared by and return to:

**Barry B. Byrd, Esq.**  
Attorney at Law  
Pineiro Byrd PLLC  
4600 Military Trail Suite 212  
Jupiter, FL 33458  
561-799-9280  
File Number: 22-02-6028 RMUp  
Will Call No.:

## Warranty Deed

**This Warranty Deed** made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, grantee:

(Whenever used herein 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

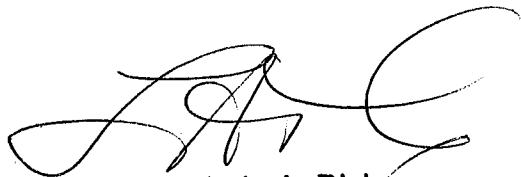
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

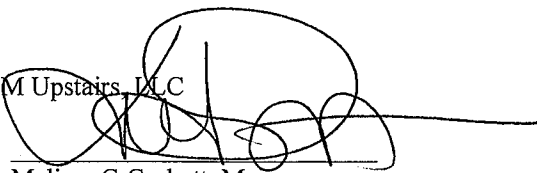
Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

R&M Upstairs, LLC

By:



Melissa G Corbett, Manager




Witness Name: Barry B. Byrd

State of Florida  
County of Palm Beach

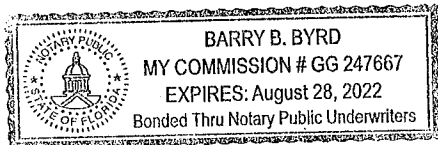
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: \_\_\_\_\_



**Exhibit A**

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2, Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7

Prepared by and return to:

**Barry B. Byrd, Esq.**  
Attorney at Law  
Pineiro Byrd PLLC  
4600 Military Trail Suite 212  
Jupiter, FL 33458  
561-799-9280  
File Number: 22-02-6028 RMUp  
Will Call No.:

## Warranty Deed

**This Warranty Deed** made this 28th day of February, 2022 between R&M Upstairs, LLC, a Florida limited liability company whose post office address is 10975 SE Federal Highway, Hobe Sound, FL 33455, grantor, and Integrity 1st Properties, Inc., a Florida corporation and The Outdoors Quality Homes LLC, a Florida limited liability company, each as to a 50% interest, as tenants in common whose post office address is 1379 SW Bellevue Ave, Port Saint Lucie, FL 34953, grantee:

(Whenever used herein 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

See attached legal description

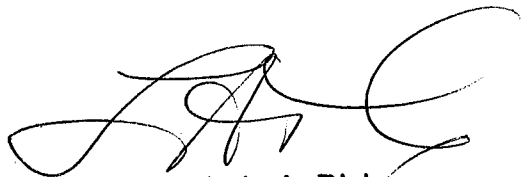
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

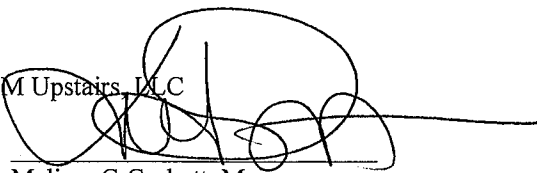
Signed, sealed and delivered in our presence:



Witness Name: Linda A. Dickenson

R&M Upstairs, LLC

By:



Melissa G Corbett, Manager




Witness Name: Barry B. Byrd

State of Florida  
County of Palm Beach

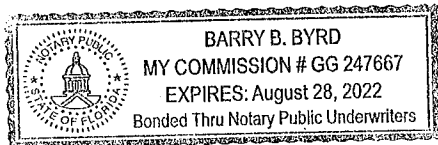
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of February, 2022 by Melissa G Corbett, Manager of R&M Upstairs, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

  
\_\_\_\_\_  
Notary Public

Printed Name: Barry B. Byrd

My Commission Expires: \_\_\_\_\_



**Exhibit A**

Parcel 1: Lot 1, 2, 3, 4, 5 and 6, inclusive, Block 24, and Northeasterly 1/2 of vacated East Boulevard adjacent on the South and the South 1/2 of vacated Lowell Road adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0382-000-3

Parcel 2: Lots 1 and 2, Block 3, and Southeasterly 1/2 of vacated East Boulevard adjacent on the North, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0050-000-7

Parcel 3: Lots 1, 2, 3 and 4, Block 4, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida; together with the Southeasterly 1/2 of vacated East Boulevard as vacated and abandoned in Resolution No 73-62, recorded in O.R. Book 215, Page 1915, Public Records of St. Lucie County, Florida.

PCN: 1428-702-0059-000-0

Parcel 4: Lots 3, 4 and 5, Block 5A, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida.

PCN: 1428-702-0065-000-5

Parcel 5: Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, Block 27, and Southerly 1/2 of vacated Hawthorne Road on the North and Northerly 1/2 of vacated Lowell Road on the South, SAN LUCIE PLAZA UNIT ONE, according to the map or plat thereof as recorded in Plat Book 5, Page 57, Public Records of Saint Lucie County, Florida. .

PCN: 1428-702-0425-000-7