

**RESOLUTION NO. 11-R67**

**A RESOLUTION APPROVING AND ACCEPTING THE PRELIMINARY AND FINAL PLAT FOR ELKS CLUB REPLAT (P11-001) WITHIN THE CITY OF PORT ST. LUCIE, FLORIDA ON THE REQUEST OF CITY OF PORT ST. LUCIE; AUTHORIZING THE MAYOR AND CITY CLERK TO COUNTERSIGN SAID PLAT; PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, the City of Port St. Lucie, Florida has been requested to approve and accept the preliminary and final plat titled Elks Club Replat, within the City of Port St. Lucie, Florida; and

**WHEREAS**, the plat conforms to Section 156, Port St. Lucie City Code, and meets all state requirements for such plats; and

**WHEREAS**, there are no public roads, drainage, or utility facilities to be constructed within the platted area; and

**WHEREAS**, the Site Plan Review Committee, on January 26, 2011, recommended approval of the preliminary and final plat (P11-001); and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Port St. Lucie as follows:

Section 1. That the City Council hereby approves the preliminary and final plat titled Elks Club Replat (P11-001), within the City of Port St. Lucie, Florida, said plat being offered by City of Port St. Lucie, as the owner and title holder of said property and as prepared by Culpepper & Terpening Inc. as designated on the attached said plat.

Section 2. That the Mayor and City Clerk of the City of Port St. Lucie, Florida, are hereby authorized to countersign the said preliminary and final plat.

Section 3. This Resolution shall take effect immediately upon its adoption.

**RESOLUTION NO.11-R67**

**PASSED AND APPROVED** by the City Council of the City of Port St. Lucie, Florida, this  
10<sup>th</sup> day of October, 2011.

CITY COUNCIL  
CITY OF PORT ST. LUCIE

BY: \_\_\_\_\_  
JoAnn M. Faiella, Mayor

ATTEST:

\_\_\_\_\_  
Karen A. Phillips, City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
Roger G. Orr, City Attorney

CITY OF PORT ST. LUCIE, FL - CITY COUNCIL

AGENDA ITEM REQUEST

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MEETING:                    REGULAR                     SPECIAL

DATE:            OCTOBER 10, 2011

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ORDINANCE     RESOLUTION     MOTION     PUBLIC HEARING

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ITEM:    PRELIMINARY AND FINAL PLAT APPLICATION (P11-001)  
          ELKS CLUB REPLAT

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RECOMMENDED ACTION:

The Site Plan Review Committee recommended approval of the preliminary and final plat on January 26, 2011.

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EXHIBITS:

- A. Resolution
- B. Staff Report
- C. Support Materials

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SUMMARY EXPLANATION/BACKGROUND INFORMATION:

The purpose of the replat is to create two separate tracts. Tract A (15.95 acres) will be utility land to be utilized for detention ponds for storm water management for the Eastern Watershed Improvement Project (EWIP), and Tract B (2.07 acres) is for the Elks Club.

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IF PRESENTATION IS TO BE MADE, HOW MUCH TIME WILL BE REQUIRED?

None

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SUBMITTING DEPARTMENT: PLANNING and ZONING

DATE: 09/29/2011



# City of Port St. Lucie

Planning and Zoning Department Memorandum

**TO:** CITY COUNCIL MEETING OF OCTOBER 10, 2011

**FROM:** THRESIAMMA KURUVILLA, PLANNER *JK*

**RE:** PRELIMINARY AND FINAL PLAT APPLICATION  
ELKS CLUB REPLAT (P11-001)

**DATE:** SEPTEMBER 29, 2011

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**APPLICANT:** Michael T. Kolodziejczyk, PLS of Culpepper & Terpening, Inc.  
Authorization letter is attached to the staff report.

**OWNER:** City of Port St. Lucie. Proof of ownership is attached.

**LOCATION:** The property is located at the northwest corner of Lennard Road and Cane Slough Road.

**LEGAL DESCRIPTION:** All of the plat of Lennard Road Square, and a portion of lot 16, St. Lucie Gardens Plat No. 1.

**SIZE:** 18.02 acres

**EXISTING ZONING:** GU (General Use), U (Utility), and I (Institutional)

**EXISTING USE:** Wooded area and single story Elks Club building

**SURROUNDING USES:** North = GU/SEU (General Use/Special Exception Use) zoning, radio/wireless communication tower and St. Lucie County Light Industrial zoning, industrial; East = RM-11 (Multi-family) zoning, residential home, vacant land and I (Institutional) zoning, Paradise PSL, LLC-assisted living facility; West = St. Lucie County CG (General Commercial) zoning, mobile home park; South = St. Lucie County CG (General Commercial), US Rental storage units, and shopping center.

**PROPOSED PROJECT:** The purpose of the replat is to create two separate tracts. Tract A (15.95 acres) will be utility land to be utilized for detention ponds for storm water

management for the Eastern Watershed Improvement Project (EWIP), and Tract B (2.07 acres) is for the Elks Club.

**IMPACTS AND FINDINGS:**

The project has been reviewed for compliance with Chapter 160.01, City Code, regarding provision of adequate public facilities and documented as follows:

**Sewer/Water Service:** The City of Port St. Lucie is the water and sewer service provider.

**Transportation:** There is no change in the road geometry or right of way tracts. The proposed replat will not adversely impact traffic.

**Parks/Open Space:** Not applicable

**Storm Water:** Paving and drainage plans that are in compliance with the adopted level of service standard are required in conjunction with site plan review.

**Solid Waste:** Not applicable.

**Fire District:** Not applicable.

**Environmental:** The entire site has been cleared for the construction of detention ponds for storm water management for the Eastern Watershed Improvement Project (EWIP). The Environmental Assessment Report for Lot 1-3 prepared by R.L. Weigt Environmental Consultants, Inc. was prepared for the EWIP and is available in the file.

**History:** Tropical Storm Fay caused flooding of streets, business, and residences of eastern Port St. Lucie on August 2008. The City conducted a drainage study to determine what caused the flooding and what improvements can be provided to reduce the impacts of these types of rainfall events. One of the recommendations of the study was to construct a large stormwater detention pond to provide additional storage north of the intersection of Cane Slough Road and Lennard Road to prevent clogging of the existing pipe network.

The City of Port St. Lucie acquired 9.22 acres of St. Lucie County property on Lennard Road (lots 1-3) and annexed the property into City of Port St. Lucie on April 26, 2010 as per Ordinance 10-10. Later on these lots were rezoned from St. Lucie County CG (General Commercial) to U (Utility) zoning district by the City Council on June 14, 2010 as per Ordinance 10-32.

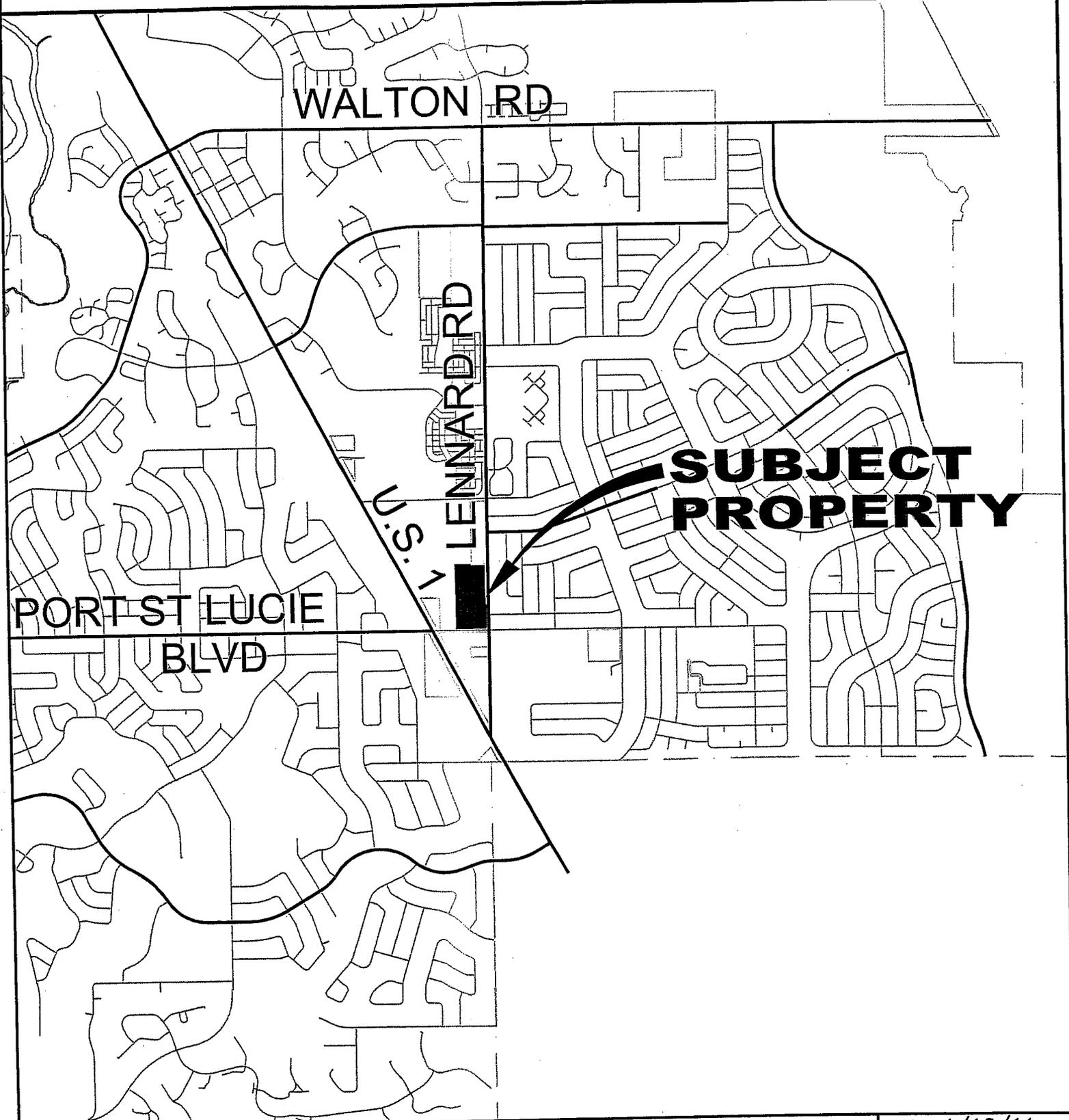
Approximately 5.06 acres of property north of Cane Slough Road and west of Lennard Road was acquired from Community Redevelopment Agency for the Eastern Watershed Improvement Project (EWIP) project, and rezoned from PUD (Planned Unit Development) to GU (General Use) zoning district by the City Council on August 9<sup>th</sup>, 2010 as per Ordinance 10-65.

Approximately 1.66 acres of property west of Elks Club was acquired from Elks Club to combine with City's properties on north and south for the Eastern Watershed Improvement Project (EWIP) project. The total area for Eastern Watershed Improvement Project (EWIP) project is 15.95 acres as shown in the plat as Tract B. The area for Elks Club is 2.07 acres as shown in the plat as Tract A.

**STAFF RECOMMENDATION:**

The Site Plan Review Committee recommended approval of the preliminary and final plat on January 26, 2011. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the approved zoning, policies of the City's Comprehensive Plan, City Subdivision Code, and recommends approval.

# SITE LOCATION



**SUBJECT  
PROPERTY**



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S.

PZ2008.DWG

SUBDIVISION PLAT.  
ELKS CLUB REPLAT

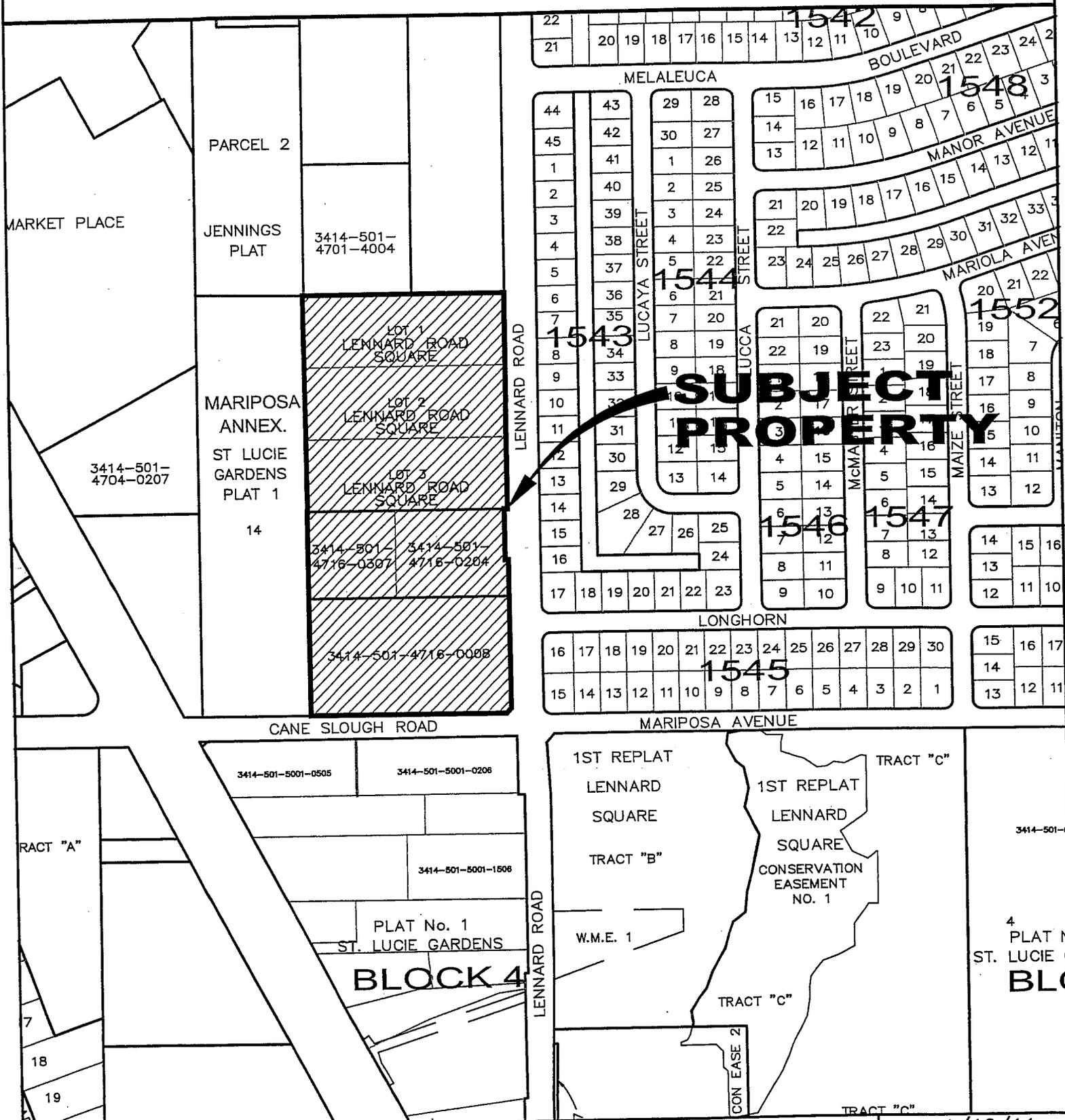
DATE: 1/10/11

APPLICATION NUMBER:  
P11-001

CADD FILE NAME:  
P11-001L

SCALE: 1" = .5 MI

# SITE LOCATION



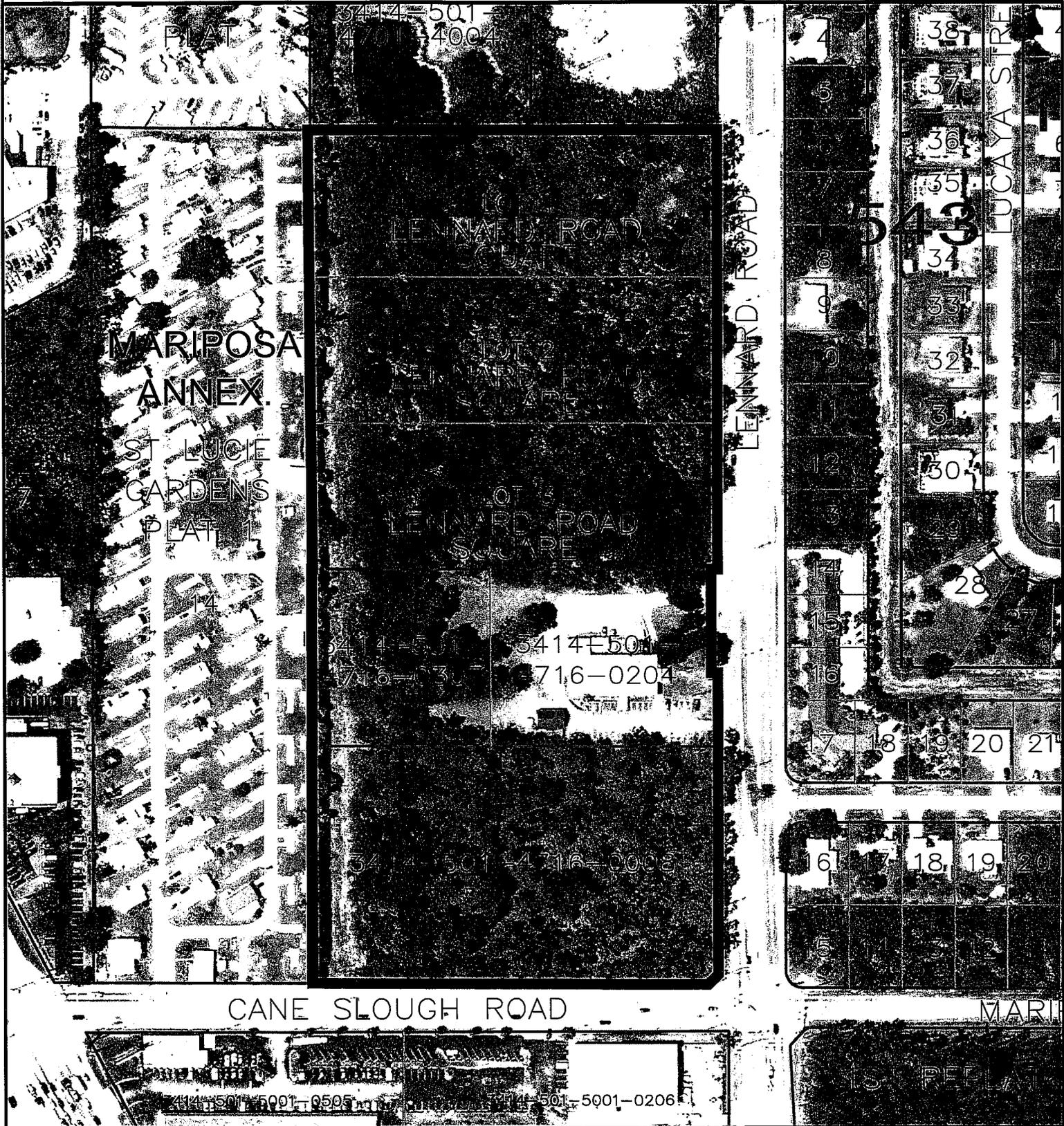
CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S. PZ2008.DWG

SUBDIVISION PLAT  
ELKS CLUB REPLAT

DATE: 1/10/11  
APPLICATION NUMBER:  
P11-001  
CADD FILE NAME:  
P11-001M  
SCALE: 1"=400'

# SITE LOCATION



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S.

PZ2008.DWG

SUBDIVISION PLAT  
ELKS CLUB REPLAT

AERIAL JAN 2009

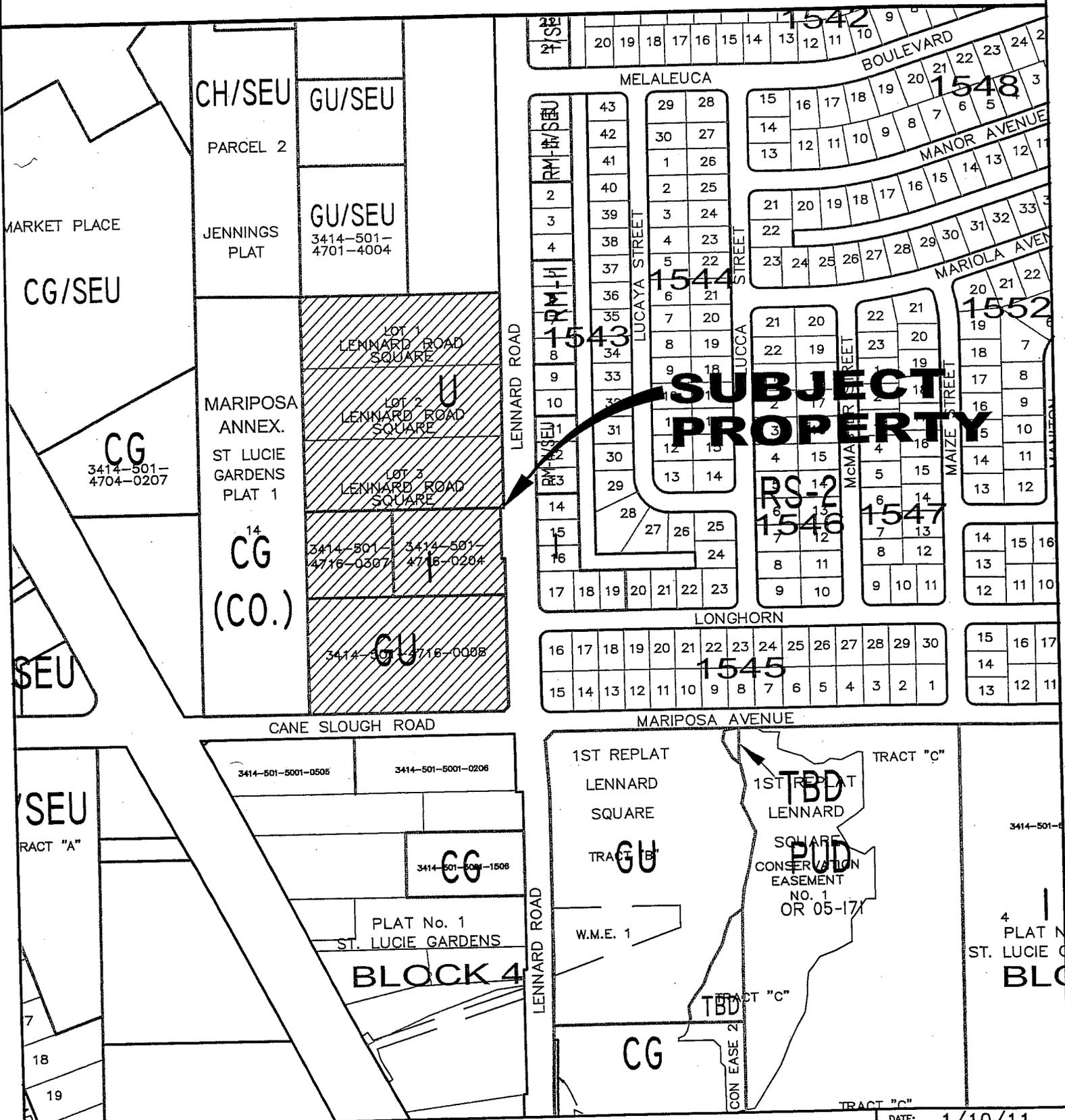
DATE: 1/10/11

APPLICATION NUMBER:  
P11-001

CADD FILE NAME:  
P11-001A

SCALE: 1" = 200'

# EXISTING ZONING



CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPT.

Prepared by:  
GIS, Division of M.I.S. PZ2008.DWG

SUBDIVISION PLAT  
ELKS CLUB REPLAT

DATE:	1/10/11
APPLICATION NUMBER:	P11-001
CADD FILE NAME:	P11-001M
SCALE:	1"=400'

# SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE  
PLANNING & ZONING DEPARTMENT  
(772)871-5212 FAX: (772)871-5124

P&Z File No. P11-001  
Fee (Nonrefundable)\$             
Receipt #           

PROJECT NAME: Elks Club RePlat

LEGAL DESCRIPTION: See attached

LOCATION OF PROJECT SITE: NW Corner of Lennard Road and Cane Slough Road

PROPERTY TAX I.D. NUMBER: 3414-501-4716-0204, 4412-503-0001-0008, 4412-503-0002-0005  
3414-501-4716-0008, 4412-503-0003-0002, 3414-501-4716-0307

CIRCLE ONE:  PRELIMINARY       FINAL       **PRELIMINARY & FINAL**

PROPOSED USE: Replat property to create 2 parcels

GROSS SQ. FT. OF STRUCTURE(S): NA

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: NA

UTILITIES & SUPPLIER: PSLUSD, FPL, Comcast

GROSS ACREAGE & SQ. FT. OF SITE: 18.02 ac

FUTURE LAND USE DESIGNATION: CG, U      ZONING DISTRICT: GU, U

OWNER(S) OF PROPERTY: Port St. Lucie Lodge No. 2658, Inc., Benevolent and  
NAME, ADDRESS, TELEPHONE & FAX NO. Protective Order of Elks of the United States of America  
2290 Lennard Road, Port St. Lucie FL 34952

APPLICANT OR AGENT OF OWNER: Michael T. Kolodziejczyk, PLS  
NAME, ADDRESS, TELEPHONE & FAX NO. Culpepper & Terpening, Inc.  
2980 S. 25th St., Ft. Pierce, FL 34981

PROJECT ARCHITECT/ENGINEER: Michael T. Kolodziejczyk, PLS  
(FIRM, ENGINEER OF RECORD) Culpepper & Terpening, Inc.  
2980 S. 25th St., Ft. Pierce, FL 34981

FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) 772-464-3537 p 772-464-9497 f

- I HEREBY AUTHORIZE THE ABOVE LISTED AGENT TO REPRESENT ME. I GRANT THE PLANNING DEPARTMENT PERMISSION TO ACCESS THE PROPERTY FOR INSPECTION.

- I FULLY UNDERSTAND THAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE COMMENCEMENT OF ANY DEVELOPMENT ALL PLANS AND DETAIL PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PURSUANT TO SUBDIVISION REGULATIONS CHAPTER 156.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

Charles Yates  
OWNER'S SIGNATURE

CHARLES YATES  
HAND PRINT NAME

Exatted Puker  
TITLE

1/3/11  
DATE



Port St. Lucie Lodge No. 2658

BENEVOLENT AND PROTECTIVE ORDER OF ELKS
P.O. Box 8152
Port St. Lucie, FL 34985
A FRATERNAL ORGANIZATION

December 27, 2010

City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, FL 34952

RE: Elks Club Re-Plat

Please be advised that the Port St. Lucie Lodge No. 2658, Inc., Benevolent and Protective Order of Elks of the United States of America hereby authorize Culpepper & Terpening, Inc. to act as its agents relative to the above referenced property and project.

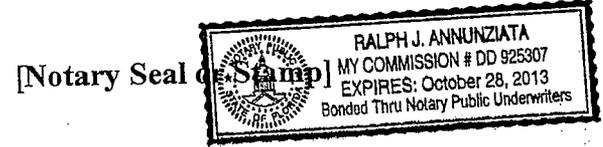
Sincerely,

Port St. Lucie Lodge No. 2658, Inc.
Benevolent and Protective Order of Elks of the United States of America

By: Charles Yates Signature CHARLES YATES Print name Exalted Ruler Title 1/3/11 Date

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 03 day of January, 2011 by CHARLES YATES, as EXALTED RULER, who is personally known to me on behalf of Florida Corporation or LLC.



[Signature]
Notary Public-State of Florida

Print Name: RALPH J. ANNUNZIATA
My Commission Expires: 10/28/2013

This Instrument Prepared By:  
W. Lee Dobbins, Esq.  
DEAN, MEAD, MINTON & ZWEMER  
1903 South 25th Street, Suite 200  
Fort Pierce, Florida 34947  
(772) 464-7700

For Official Use Only  
Tax Parcel Identification Nos.: 4412-503-0001-000-8  
4412-503-0002-000-5

COPY

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 1st day of December, 2009, by LENNARD ROAD ASSOCIATES, a Florida general partnership, whose address is 477 South Rosemary Avenue, Suite 225, West Palm Beach, Florida 33401 ("Grantor"), to THE CITY OF PORT ST. LUCIE, a municipal corporation of the State of Florida, whose address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, FL 34984 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

COPY

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

THE SAID GRANTEE acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the Land. Grantee's acceptance of title to the Land subject to such matters shall not be construed as a waiver of the Grantee's claim of exemption, as a governmental entity, from any cloud or encumbrance created by such matters pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

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

COPY

F0104384v1

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2008, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Collene W. Walter  
Print Name: Collene W. Walter

LENNARD ROAD ASSOCIATES, a Florida general partnership

By: Anne Booth  
Anne Booth, General Partner

Tamara H. West  
Print Name: Tamara H. West

STATE OF FLORIDA  
COUNTY OF ~~ST. LUCIE~~ PALM BEACH COUNTY

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2009, by ANNE BOOTH as a General Partner of LENNARD ROAD ASSOCIATES, a Florida general partnership. Said person  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_

NOTARY PUBLIC-STATE OF FLORIDA  
Sandra J. Parks  
Commission #DD801476  
Expires: AUG. 13, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

Sandra J. Parks  
Print Name: Sandra J. Parks  
Notary Public, State of Florida  
Commission No.: DD801476  
My Commission Expires: August 13, 2012

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COPY

EXHIBIT "A"

Lots 1 and 2, LENNARD ROAD SQUARE, according to the plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of St. Lucie County, Florida.

COPY

COPY

F0104384v1 3 COPY

This Instrument Prepared By:  
W. Lee Dobbins, Esq.  
Dean, Mead, Minton & Zwemer  
1903 South 25th Street, Suite 200  
Fort Pierce, Florida 34947  
(772) 464-7700

For Official Use Only  
Tax Parcel Identification No. 4412-503-0003-000-2

**COPY**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the  <sup>st</sup> day of December, 2009, by JAMES G. JACKSON and GENEVIEVE L. JACKSON, husband and wife, whose address is 2125 SE Harlow Street, Port St. Lucie, Florida 34952 ("Grantor"), to THE CITY OF PORT ST. LUCIE, a municipal corporation of the State of Florida, whose address is 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

**COPY**

**WITNESSETH:**

**THAT GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described as follows:

Lot 3, LENNARD ROAD SQUARE, according to the plat thereof, as recorded in Plat Book 34, Page 7, of the Public Records of St. Lucie County, Florida.

**THE SAID GRANTEE** acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the Land. Grantee's acceptance of title to the Land subject to such matters shall not be construed as a waiver of the Grantee's claim of exemption, as a governmental entity, from any cloud or encumbrance created by such matters pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

F0104049v1

**COPY**

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2008, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Print Name: W. Lee Dobbin

[Signature]  
JAMES G. JACKSON

[Signature]  
Print Name: Linda M. Briglia

[Signature]  
GENEVIEVE L. JACKSON

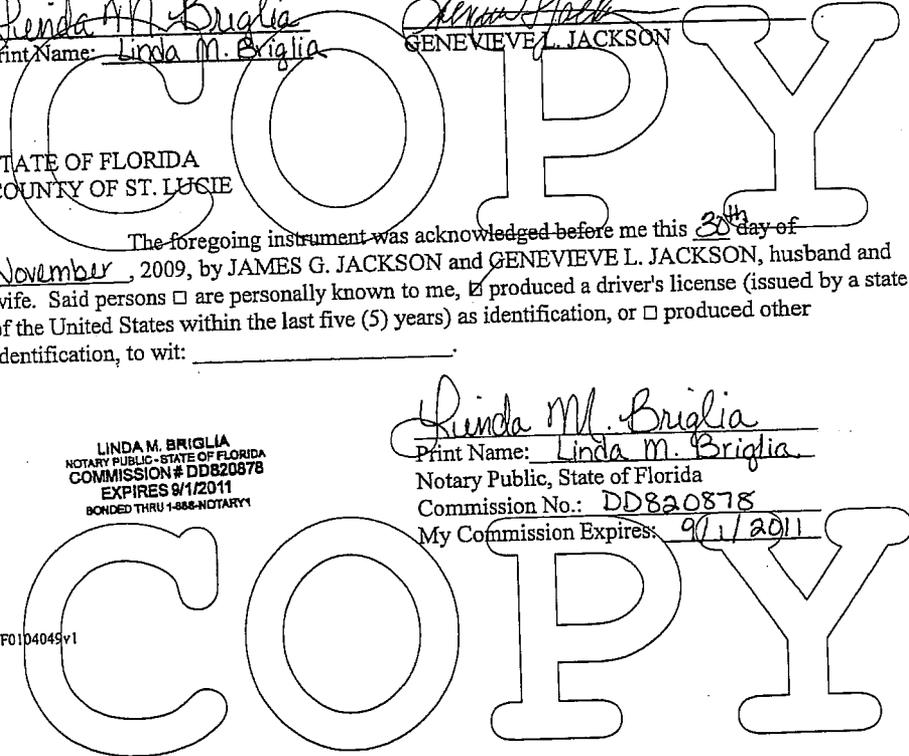
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2009, by JAMES G. JACKSON and GENEVIEVE L. JACKSON, husband and wife. Said persons  are personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

LINDA M. BRIGLIA  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD820878  
EXPIRES 9/1/2011  
BONDED THRU 1-888-NOTARY1

[Signature]  
Print Name: Linda M. Briglia  
Notary Public, State of Florida  
Commission No.: DD820878  
My Commission Expires: 9/1/2011

F01D4049v1



This Instrument Prepared By:  
W. Lee Dobbins, Esq.  
Dean, Mead, Minton & Zwemer  
1903 South 25th Street, Suite 200  
Fort Pierce, Florida 34947  
(772) 464-7700

For Official Use Only  
Tax Parcel Identification No.: 3414-501-4716-020/4

**COPY**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 28<sup>th</sup> day of April, 2010, by PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, a Florida corporation, whose address is P.O. Box 8152, Port St. Lucie, FL 34985-8152 ("Grantor"), to THE CITY OF PORT ST. LUCIE, a Florida municipal corporation, whose address is 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

**COPY**

**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in Exhibit "A", attached hereto and made a part hereof.

THE SAID GRANTEE acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the Land. Grantee's acceptance of title to the Land subject to such matters shall not be construed as a waiver of the Grantee's claim of exemption, as a governmental entity, from any cloud or encumbrance created by such matters pursuant to *Ryan v. Manalapan*, 414 So.2d 193 (Fla. 1982).

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

**COPY**

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2009, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

PORT ST. LUCIE LODGE NO. 2658, INC.,  
BENEVOLENT AND PROTECTIVE ORDER  
OF ELKS OF THE UNITED STATES OF  
AMERICA, a Florida corporation

A. Vagone  
Print Name: A. Vagone

W. Lee Robbins  
Print Name: W. Lee Robbins

A. Vagone  
Print Name: A. Vagone

W. Lee Robbins  
Print Name: W. Lee Robbins

A. Vagone  
Print Name: A. Vagone

W. Lee Robbins  
Print Name: W. Lee Robbins

By: William J. LaSalla, Sr.  
William J. LaSalla, Sr., Trustee

By: Sal Lentine  
Sal Lentine, Trustee

By: Susan Buckland  
Susan Buckland, Trustee

COPY

A. Wabone  
Print Name: A. Wabone  
W. Lee Robbins  
Print Name: W. Lee Robbins

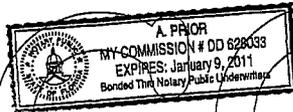
By: Bruce Oreo  
Bruce Oreo, Trustee

A. Wabone  
Print Name: A. Wabone  
W. Lee Robbins  
Print Name: W. Lee Robbins

By: Bruce Raymond  
Bruce Raymond, Trustee

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

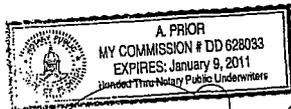
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2010, by WILLIAM J. LASALLA, SR., as TRUSTEE of PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, a Florida corporation. Said person  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.



A. Prior  
Print Name: A. Prior  
Notary Public, State of Florida  
Commission No.: DD 628033  
My Commission Expires: 01/09/2011

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2010, by SAL LENTINE as TRUSTEE of PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, a Florida corporation. Said person  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit: \_\_\_\_\_.

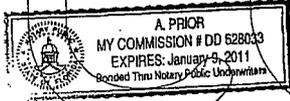


A. Prior  
Print Name: A. Prior  
Notary Public, State of Florida  
Commission No.: DD 628033  
My Commission Expires: 01/09/2011

F0110437v1

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

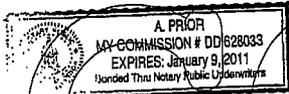
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2010, by SUSAN BUCKLAND as TRUSTEE of PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, a Florida corporation. Said person  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit:



Print Name: A. Prior  
Notary Public, State of Florida  
Commission No.: DD 628033  
My Commission Expires: Jan 9, 2011

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

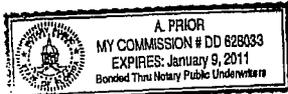
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2010, by BRUCE OREO as TRUSTEE of PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, a Florida corporation. Said person  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit:



Print Name: A. Prior  
Notary Public, State of Florida  
Commission No.: DD 628033  
My Commission Expires: Jan 9, 2011

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2010, by BRUCE RAYMOND as TRUSTEE of PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, a Florida corporation. Said person  is personally known to me,  produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or  produced other identification, to wit:



Print Name: A. Prior  
Notary Public, State of Florida  
Commission No.: DD 628033  
My Commission Expires: Jan 9, 2011

EXHIBIT "A"

**Legal Description**

The West 270 feet of the North 268.50 feet of Lot 16, Block 1 in Section 12, Township 37 South, Range 40 East, Plat No. 1, St. Lucie Gardens, according to the plat thereof, as recorded in Plat Book 1, Page 35, of the Public Records of St. Lucie County, Florida, Less all that portion of said Lot 16, lying within 50.00 feet of the East line of said Section 12, and less that portion of the North 156.85 feet of said Lot 16 lying within 60.00 feet of the East line of said Section 12, Less the East 50.00 feet thereof.

COPY

COPY

COPY

F0110437v1

5

Actual consideration paid is \$3,351,695.91  
This Document Prepared By and Return to:  
Charlotte M. Walters  
St. Lucie Title Services, Inc.  
800 Virginia Avenue, Suite 47  
Ft. Pierce, FL 34982

Parcel ID Number: 3414-501-4716-000/8

### Warranty Deed

This Indenture, Made this 30th day of July, 2010 A.D. Between  
The City of Port St. Lucie Community Redevelopment Agency, a public body  
corporate and politic of the State of Florida, grantor, and  
of the County of St. Lucie State of Florida  
The City of Port St. Lucie, a Florida municipal corporation  
whose address is: 121 S.W. Port St. Lucie Blvd. Port St. Lucie, FL 34986  
State of Florida, grantee.  
of the County of St. Lucie  
Witnesseth that the GRANTOR, for and in consideration of the sum of  
TEN DOLLARS (\$10) DOLLARS  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEES heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of St. Lucie State of Florida to wit:

All that portion of Lot 16, Block 1, in Section 12, Township 37  
South, Range 40 East, as shown on the Plat of Plat No. 1, SAINT LUCIE  
GARDENS, as recorded in Plat Book 1, page 35, Public Records of St.  
Lucie County, Florida.

LESS that certain parcel as described in Official Records Book 426,  
page 1990 and re-recorded in Official Records Book 479, page 1835,  
Public Records of St. Lucie County, Florida, more particularly  
described as follows:

The North 268.50 feet of Lot 16, Block 1, in Section 12, Township 37  
South, Range 40 East, PLAT NO. 1, ST. LUCIE GARDENS, according to the  
Plat thereof, recorded in Plat Book 1, page 35, Public Records of St.  
Lucie County, Florida, LESS all that portion of said Lot 16, lying  
with 50.00 feet of the East line of said Section 12, and LESS that  
portion of the North 156.85 feet of said Lot 16, lying with 60.00  
feet of the East line of said Section 12, LESS the East 50.00 feet  
thereof.

(Continued on Attached)

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

The City of Port St. Lucie Community Redevelopment Agency,  
a public body corporate and politic of the State of  
Florida

*Mary Ann Verillo*  
Printed Name: Mary Ann Verillo  
Witness

By: *Jerry A. Bentrott* (Seal)  
Printed Name: Jerry A. Bentrott Executive Director  
P.O. Address: 121 SW Port St. Lucie Blvd.  
Port St. Lucie, FL 34984

*Beth D. Bentrott*  
Printed Name: Beth D. Bentrott  
Witness

(Corporate Seal)

STATE OF Florida  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 29 day of July, 2010 by  
Jerry A. Bentrott, Executive Director of The City of Port St. Lucie  
Community Redevelopment Agency, a public body corporate and politic of the  
State of Florida, on behalf of the corporation

NOTARY PUBLIC STATE OF FLORIDA  
Mary Ann Verillo  
Commission # DD665926  
Expires: JUNE 09, 2011  
BUREAU OF THE ATLANTIC BANKING CO., INC.

*Mary Ann Verillo*  
Printed Name: Mary Ann Verillo  
Notary Public  
My Commission Expires: 06/09/2011

Warranty Deed - Page 2

Parcel ID Number: 3414-501-4716-000/B

AND LESS that portion lying within 50.00 feet of the East line of said Section 12, and LESS that portion lying within 35.00 feet of the South line of the Northeast 1/4 of said Section 12, and LESS a triangular portion of said lot 16, being more particularly described as follows:

The East line of said triangle being a line 15.00 feet in length (North to South) parallel with East line of said Section 12, having its South limit at a point located 50.00 feet West of the East line of said Section 12 and 35.00 feet North of the South line of the Northeast 1/4 of said Section 12; the South line of said triangle also being 15.00 feet in length (East to West), parallel with the South line of the Northeast 1/4 of said Section 12, having its limit the same as the previously described point and its third side being a line joining the West limit of the South line with the North limit of the East line. Said lands situate, lying and being in St. Lucie County, Florida.

PURSUANT TO SECTION 12B-4.014 OF THE FLORIDA ADMINISTRATIVE CODE, THIS CONVEYANCE OF REAL PROPERTY FROM CRA TO THE CITY IS NOT SUBJECT TO THE FLORIDA DOCUMENTARY STAMP TAX.

The Purchaser acknowledges and agrees that there may be deed restrictions, restrictive covenants and matters appearing on the plat or otherwise common to the subdivision affecting the property. Purchaser's acceptance of title to the property subject to such matters shall not be construed as a waiver of purchaser's claim of exemption, as a government purchaser, from any cloud or encumbrance created by such matters pursuant to Ryan v. Manalapan, 414 So.2d 193 (Fla. 1982).

COPY

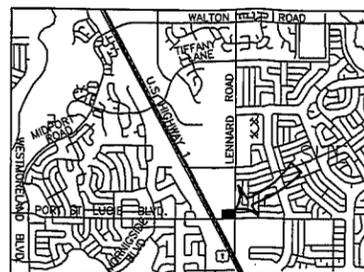
COPY

# ELKS CLUB REPLAT

BEING A REPLAT OF LENNARD ROAD SQUARE, AS RECORDED IN PLAT BOOK 34, PAGE 7, AND A PORTION OF LOT 16, BLOCK 1, ST. LUCIE GARDENS PLAT NO. 1, AS RECORDED IN PLAT BOOK 1, PAGE 35, LYING IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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

COUNCIL ITEM 118  
DATE 10/10/11



VICINITY MAP  
NOT TO SCALE

## CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE AND PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, A FLORIDA CORPORATION, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS ELKS CLUB REPLAT, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1) THE UTILITY EASEMENT (UE), AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELL SOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING C.A.T.V., FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

BY: \_\_\_\_\_  
JOANN M. FAIELLA, MAYOR  
SIGNATURE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
SIGNATURE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

IN WITNESS WHEREOF, THE ABOVE NAMED PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

BY: \_\_\_\_\_  
NAME, TITLE  
SIGNATURE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
SIGNATURE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ OF THE CITY OF PORT ST. LUCIE AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ OF PORT ST. LUCIE LODGE NO. 2658, INC., BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE UNITED STATES OF AMERICA, A FLORIDA CORPORATION AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS \_\_\_\_\_ OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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

## LEGAL DESCRIPTION

ALL OF THE PLAT OF LENNARD ROAD SQUARE, AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

(PARCEL "A")

THE NORTH 268.50 FEET OF LOT 16, BLOCK 1 IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, PLAT NO. 1, ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS ALL THAT PORTION OF SAID LOT 16 LYING WITHIN 50.00 FEET OF THE EAST LINE OF SAID SECTION 12, AND LESS THAT PORTION OF THE NORTH 156.85 FEET OF SAID LOT 16 LYING WITHIN 60.00 FEET OF THE EAST LINE OF SAID SECTION 12, LESS THE EAST 50.00 FEET THEREOF, ALSO LESS AND EXCEPT THE WEST 270 FEET THEREOF.

(PARCEL "B")

THE WEST 270 FEET OF THE NORTH 268.50 FEET OF LOT 16, BLOCK 1 IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, PLAT NO. 1, ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS ALL THAT PORTION OF SAID LOT 16 LYING WITHIN 50.00 FEET OF THE EAST LINE OF SAID SECTION 12, AND LESS THAT PORTION OF THE NORTH 156.85 FEET OF SAID LOT 16 LYING WITHIN 60.00 FEET OF THE EAST LINE OF SAID SECTION 12, LESS THE EAST 50.00 FEET THEREOF.

TOGETHER WITH:

ALL THAT PORTION OF LOT 16, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF PLAT NO. 1, SAINT LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 426, PAGE 1990 AND RE-RECORDED IN OFFICIAL RECORD BOOK 479, PAGE 1835, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 268.50 FEET OF LOT 16, BLOCK 1, IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 40 EAST, PLAT NO. 1, ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS ALL THAT PORTION OF SAID LOT 16 LYING WITHIN 50.00 FEET OF THE EAST LINE OF SAID SECTION 12, AND LESS THAT PORTION OF THE NORTH 156.85 FEET OF SAID LOT 16 LYING WITHIN 60.00' OF THE EAST LINE OF SAID SECTION 12, LESS THE EAST 50.00 FEET THEREOF.

AND LESS THAT PORTION LYING WITHIN 50.00 FEET OF THE EAST LINE OF SAID SECTION 12, AND LESS THAT PORTION LYING WITHIN 35.00 FEET OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, AND LESS A TRIANGULAR PORTION OF SAID LOT 16, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST LINE OF SAID TRIANGLE BEING A LINE 15.00 FEET IN LENGTH (NORTH TO SOUTH), PARALLEL WITH THE EAST LINE OF SAID SECTION 12, HAVING ITS SOUTH LIMIT AT A POINT LOCATED 50.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12 AND 35.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12; THE SOUTH LINE OF SAID TRIANGLE ALSO BEING 15.00 FEET IN LENGTH (EAST TO WEST), PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12, HAVING ITS LIMIT THE SAME AS THE PREVIOUSLY DESCRIBED POINT AND ITS THIRD SIDE BEING A LINE JOINING THE WEST LIMIT OF THE SOUTH LINE WITH THE NORTH LIMIT OF THE EAST LINE. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

## CONSENT TO PLATTING BY COUNTY COMMISSION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA HEREBY:

1) CONSENTS TO THE PLATTING OF THE LANDS HEREIN INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS AS PER THE PLAT OF LENNARD ROAD SQUARE AS RECORDED IN PLAT BOOK 34, PAGE 7, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ATTEST: \_\_\_\_\_  
BOARD OF COUNTY COMMISSION

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

WE, DEAN, MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED \_\_\_\_\_ ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ (C.M.):

1) APPARENT RECORDED TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF ELKS CLUB REPLAT IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

NONE

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

DEAN, MEAD, MINTON & ZWEMER

BY: \_\_\_\_\_  
W. LEE DOBBINS  
VICE PRESIDENT  
1903 S 25TH STREET, SUITE 200  
FORT PIERCE, FL 34947

## CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

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

CLERK OF THE COURT

## APPROVAL OF CITY

STATE OF FLORIDA  
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF ELKS CLUB REPLAT, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON LENNARD ROAD SQUARE AND ST. LUCIE GARDENS PLAT NO. 1) APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ATTEST: \_\_\_\_\_  
CITY OF PORT ST. LUCIE

KAREN A. PHILLIPS, CITY CLERK  
JOANN M. FAIELLA, MAYOR

## CERTIFICATE OF APPROVAL COUNTY SURVEYOR

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

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 REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

RONALD H. HARRIS, P.L.S.  
COUNTY SURVEYOR  
ST. LUCIE COUNTY, FLORIDA

SURVEYOR

## SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF LENNARD ROAD HAVING A BEARING OF S00°00'06"W.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.

3) 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.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

## SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A 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 (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF 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 FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 3864

PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 3864

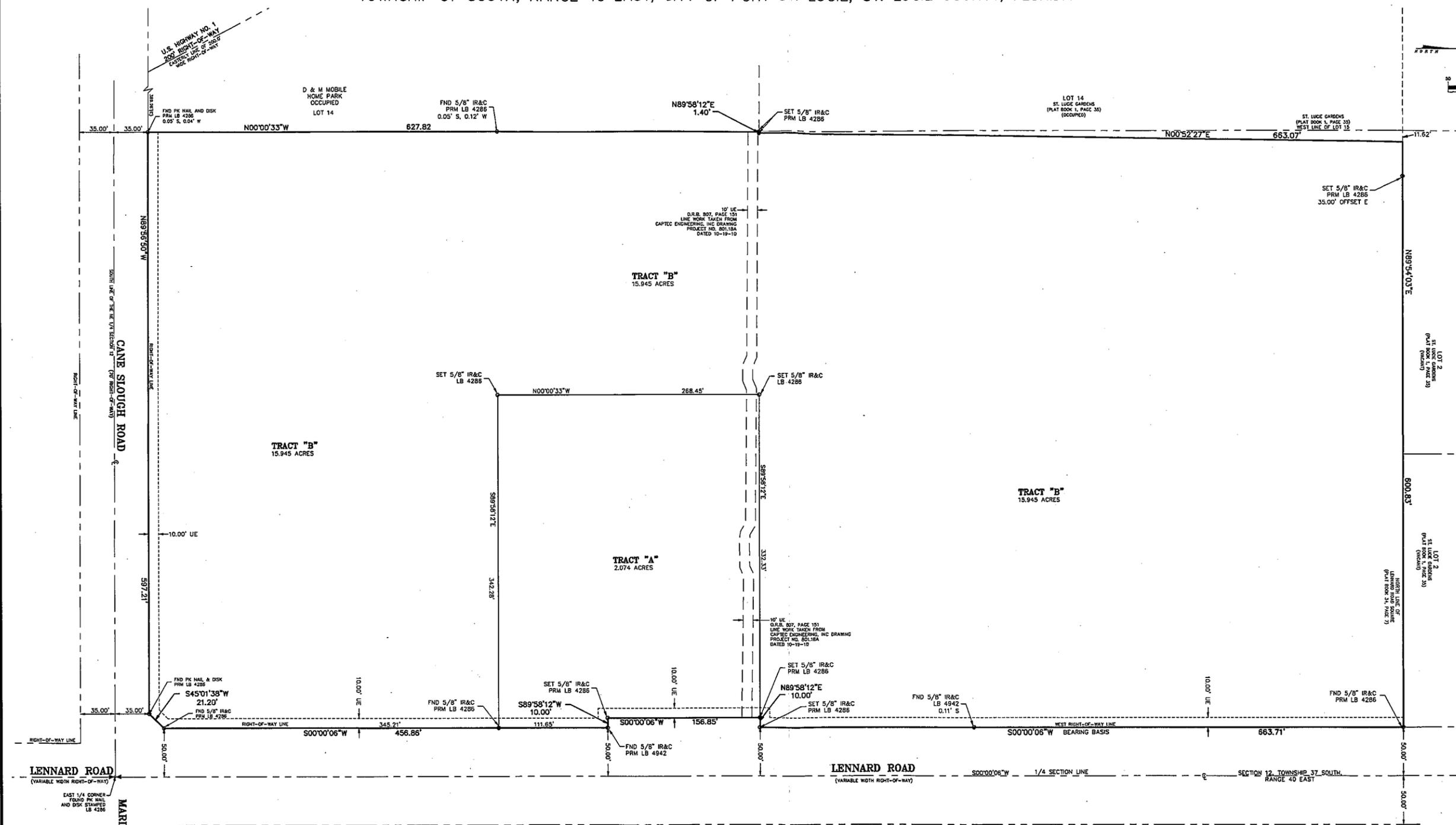
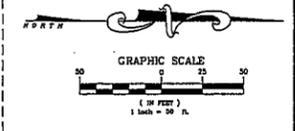
SURVEYOR

CITY OF PORT ST. LUCIE  
PROJECT NO. P11-001

# ELKS CLUB REPLAT

BEING A REPLAT OF LENNARD ROAD SQUARE, AS RECORDED IN PLAT BOOK 34, PAGE 7, AND A PORTION OF LOT 16,  
ST. LUCIE GARDENS PLAT NO. 1, AS RECORDED IN PLAT BOOK 1, PAGE 35, LYING IN SECTION 12,  
TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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



**LEGEND**

⊕	DENOTES CENTERLINE
LB	DENOTES LICENSED BUSINESS
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
IR&C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
O.R.B.	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT

PREPARED IN THE OFFICE OF:  
**CULPEPPER & TERPENING, INC.**  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

MICHAEL T. KOLODZIEJCZYK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 3864

CITY OF PORT ST. LUCIE  
PROJECT NO. P11-001