

HOWARD CREEK ESTATES

A SUBDIVISION IN SECTION 24, TOWNSHIP 37 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 53
PAGE 18

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT ANTHONY NARDONE, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AS HOWARD CREEK ESTATES HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND HEREBY DEDICATES AS FOLLOWS:

UTILITY AND DRAINAGE EASEMENTS:

THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR USE BY ANY PUBLIC OR PRIVATE UTILITY (INCLUDING CATV) IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY ST. LUCIE COUNTY.

THE MAINTENANCE FOR SAID EASEMENTS SHALL BE THE PERPETUAL RESPONSIBILITY OF EACH LOT OWNER AND THE COUNTY OF ST. LUCIE SHALL BEAR NO RESPONSIBILITY, DUTY, LIABILITY OR MAINTENANCE OVER THESE EASEMENTS.

BY: Anthony Nardone
SIGNED AND SEALED THIS 28 DAY OF March, 2006
ON BEHALF OF _____

BY: _____

WITNESS: Jim Kelly

WITNESS: Jim Kelly

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

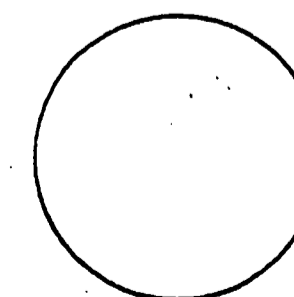
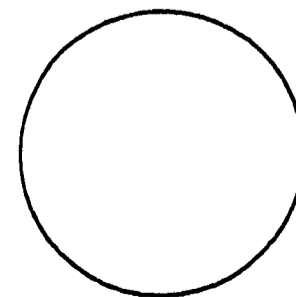
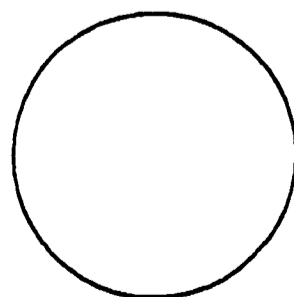
I HEREBY CERTIFY, THE UNDERSIGNED AUTHORITY, THAT ON THIS DAY BEFORE ME PERSONALLY APPEARED ANTHONY NARDONE WHO IS PERSONALLY KNOWN TO ME AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND EXECUTING THE FOREGOING INSTRUMENT AND (DID) (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF ST. LUCIE AND THE STATE OF FLORIDA THIS 28th DAY OF March, 2006

Dulce M. Perez
COMMISSIONED NOTARY PUBLIC
STATE OF FLORIDA
EXPIRATION DATE 7/2/2007

PRINTED NAME Dulce M. Perez

STATE OF FLORIDA
ST. LUCIE COUNTY
THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL.
JOSEPH E. SMITH, CLERK
By: Joseph E. Smith
Date: 3/28/06



SURVEYOR

ENGINEER

NOTARY

CIRCUIT COURT CLERK

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 24, TOWNSHIP 37 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 50 (POC) BEAU RIVAGE NO. 4, PB 11, PG. 33, CONTINUE NORTH ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 50 ON A BEARING OF N 00°24'23"E, 185.00 TO THE POINT OF BEGINNING (P.O.B) OF SAID PARCEL;

THENCE: N89°32'55"W, 870.99 ALONG THE NORTHERLY R/W LINE OF HOWARD CREEK LANE;

THENCE: N00°24'23"E, 121.34' TO THE EAST-WEST 1/4 SECTION LINE;

THENCE: N89°54'21"E, 931.02 ALONG SAID 1/4 SECTION LINE TO THE WEST LINE OF CARMEL AT BEAU RIVAGE PB 26 PG 10;

THENCE: S 00°24'23"W, 130.21';

THENCE: N 89°32'55"W, 5.00';

THENCE: N 00°27'05"E, 10.00';

THENCE: N 89°32'55"W, 55.00';

THENCE: S 00°27'05"W, 10.00 TO THE P.O.B. OF SAID PARCEL.

CONTAINING: 116,542.46 SQUARE FEET OR 2.675 ACRES.

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MANLEY H. THALER, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY AND I FIND THE TITLE TO BE VESTED IN ANTHONY NARDONE.

I FIND THAT THERE ARE NO MORTGAGES OR LIENS OF RECORD UNLESS OTHERWISE INDICATED AND THAT PROPERTY TAXES HAVE BEEN PAID PURSUANT TO CHAPTER 197.192 FLORIDA STATUTES.

DATED THIS 28 DAY OF March, 2006

BY: Manley H. Thaler
Manley H. Thaler
ATTORNEY-AT-LAW

GENERAL PLAT NOTES

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE E-W 1/4 LINE OF SECTION 24, TOWNSHIP 37 SOUTH, RANGE 40 EAST BEARING N89°54'21"E PER BALLANTRAE, PB 31, PG 8, ST LUCIE COUNTY, FLA
- PLAT CONTAINS 2.675 ACRES +/-
- NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE ORIGINAL 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.
- PARCEL LOCATED IN FLOOD ZONE "AE" PER FIRM MAP 1211C0410, BFE 7.0, FIRM DATE 8/19/91
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL APPLY TO THE ARMY CORPS OF ENGINEERS FOR A WETLAND BOUNDARY DETERMINATION AND PERMISSION TO IMPACT ANY WETLAND ON SITE WITH ANY REQUIRED MITIGATION. THIS INFORMATION IS HEREBY CONVEYED TO ANY FUTURE PURCHASERS OF THESE LOTS WITH WETLANDS ON THEM.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE INDIVIDUAL LOT OWNERS SHALL SUBMIT A VEGETATION REMOVAL PERMIT FROM THE ST. LUCIE COUNTY ENVIRONMENTAL RESOURCE DIVISION FOR REVIEW AND APPROVAL.
- ALL LOT CORNERS MUST BE SET UNLESS COST OF DOING SO IS INCLUDED WITHIN THE ENGINEER'S ESTIMATE AND SURETY BOND.

CERTIFICATE OF APPROVAL

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, EDWIN M. FRY, 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 LAW OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR PUBLIC RECORD IN PLAT BOOK 53, PAGE 18, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 28 DAY OF March, 2006.

BY: Edwin M. Fry
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL

COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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, FLORIDA STATUTES.

THIS 23 DAY OF May, 2006.

Ronald Harris
RONALD HARRIS

COUNTY SURVEYOR
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL

COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF ST LUCIE COUNTY, FLORIDA.

THIS 23rd DAY OF May, 2006.

Hugh Council
CHAIRMAN
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL

GROWTH MANAGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE ZONING DISTRICT AS SET FORTH IN SECTION 7.04.00 OF THE ST. LUCIE LAND DEVELOPMENT CODE.

THIS 23rd DAY OF May, 2006.

Alfred Bunkley
GROWTH MANAGEMENT DIRECTOR
ST. LUCIE COUNTY, FLORIDA

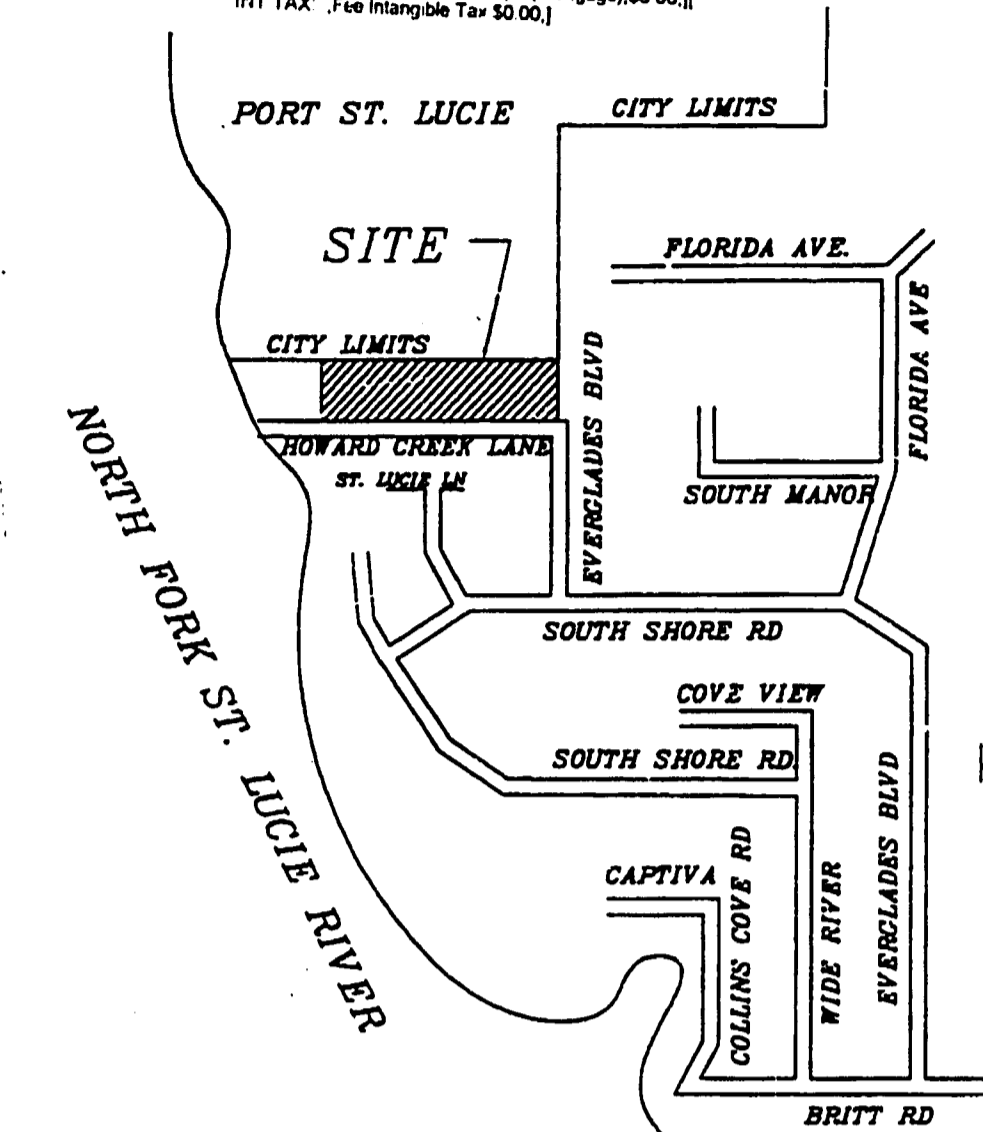
COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS PLAT IS APPROVED AS TO FORM.

THIS 23 DAY OF May, 2006.

W. M. Fry
COUNTY ATTORNEY
ST. LUCIE COUNTY, FLORIDA



KEY MAP (NTS)

COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM SUBDIVISION PLATTING REQUIREMENTS AS SET FORTH IN SECTION 11.03.00 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

THIS 23 DAY OF May, 2006.

Michael Powell
COUNTY ENGINEER
ST. LUCIE COUNTY, FLORIDA

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, DANIEL CHRISTIAN, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, NUMBER 4227, DO HEREBY CERTIFY THAT THIS PLAT 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; THAT THE PERMANENT REFERENCE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AS REQUIRED BY LAW; LOT CORNERS WILL BE SET UNDER GUARANTEE POSTED WITH THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS 17 DAY OF MARCH, 2006.

BY: Daniel Christian
DANIEL CHRISTIAN
DAILEY-FOTORNY, INC. L.B. 1376
PROFESSIONAL LAND SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4227

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