INSTR # 3127398
P BK 58 Pages 22 - 23
RECORDED 10/31/07 10 35 02
SAINT LUCIE COUNTY
DOC STMP-D ,Fee Doc Stamps (Deed),$0 00.]]
DOC STMP-M ,Fee Doc Stamps (Mortgage),$0 00 ]]
INT TAX ,Fee Intangible Tax,$0 00 ]

# WINTERLAKES TRACT "F" REPLAT

## BEING A REPLAT OF TRACT "F" WINTERLAKES
## PER PLAT BOOK 41, PAGES 38, 38A THROUGH 38D OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

**OCTOBER 2007** **SHEET 1 OF 2**

### DESCRIPTION:

TRACT "F" PLAT OF WINTERLAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 38 AND 38A THROUGH 38D, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "F"; THENCE ALONG THE EAST LINE OF SAID TRACT "F", SOUTH 10°53'24" EAST 79.52 FEET TO A POINT OF CURVATURE OF A 1498.50 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'52" AN ARC DISTANCE OF 268.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°37'32" EAST 70.39 FEET; THENCE SOUTH 89°57'07" EAST 6.98 FEET; THENCE SOUTH 00°36'16" EAST 398.25 FEET, TO THE SOUTH LINE OF TRACT "F"; THENCE, ALONG SAID SOUTH LINE, SOUTH 89°23'44" WEST 552.75 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, ON THE WEST LINE OF TRACT "F"; THENCE NORTH 00°36'16" WEST 388.36 FEET TO A POINT OF CURVATURE OF A 1450.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°03'27" AN ARC DISTANCE OF 406.37 FEET TO A POINT OF NON-TANGENCY, DEPARTING EAST ALONG THE NORTH LINE OF TRACT "F"; THENCE SOUTH 89°49'05" EAST 508.84 FEET TO A POINT OF CURVATURE OF A 425.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°52'12" AN ARC DISTANCE OF 80.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING WITHIN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 468,218 SQUARE FEET (10.749 ACRES) MORE OR LESS.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT TORINO PARK, LLC , A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS OF THE LAND SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS "WINTERLAKE TRACT "F" REPLAT", AND DOES HEREBY DEDICATE THE FOLLOWING SPECIFIC EASEMENTS SOLELY FOR THE SPECIFIC PURPOSES DESCRIBED HEREIN AS FOLLOWS:

1. UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. WINTERLAKES PROPERTY OWNERS ASSOCIATION, INC. (P.O.A.), A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. AN EASEMENT OVER AND UNDER SAID U.E. AS SHOWN IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

2. THE INGRESS AND EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO TORINO PARK LLC, ITS SUCCESSORS AND/OR ASSIGNS, FOR PROVIDING INGRESS AND EGRESS TO TRACTS "F1" AND "F2". AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT AS SHOWN IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENT TO BE SIGNED BY ITS MANAGER, HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS THIS 4TH DAY OF OCTOBER, 2007.

TORINO PARK, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
JASON ACKNER, MANAGER

WITNESS: _____ WITNESS: Janet L Frontroth

PRINTED NAME: DANIEL J. SHEPHERD PRINTED NAME: Janet L Frontroth

### ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JASON ACKNER, AS MANAGER OF TORINO PARK, LLC HE IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 4TH DAY OF OCT. 2007.

3/12/2010
MY COMMISSION EXPIRES

Janet L Frontroth
NOTARY PUBLIC
STATE OF FLORIDA

DD526807
MY COMMISSION NUMBER

Janet L Frontroth
TYPED, PRINTED, OR STAMPED NAME OF NOTARY PUBLIC

SEAL

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE, HAS CAUSED THESE PRESENT TO BE SIGNED BY THE CITY MAYOR, PATRICIA P. CHRISTENSEN, ON THIS 8TH DAY OF OCTOBER 2007.

BY: _____
PATRICIA P. CHRISTENSEN, MAYOR

### TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, DANIEL J. SHEPHERD, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF THE 4TH DAY OF OCTOBER, 2007:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN, TORINO PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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

MORTGAGE AND ASSIGNMENT OF RENTS, RECORDED JANUARY 5, 2006, IN OFFICIAL RECORDS BOOK 2454, PAGE 1025, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH COLLATERAL ASSIGNMENT OF CONTRACT RECORDED IN OFFICIAL RECORDS BOOK 2454, PAGE 1036; ABSOLUTE ASSIGNMENT OF LESSOR'S INTEREST RECORDED IN OFFICIAL RECORDS BOOK 2454, PAGE 1040, AND UCC RECORDED IN OFFICIAL RECORDS BOOK 2454, PAGE 1046.

DATED THIS 4TH DAY OF OCTOBER 2007.

BY: _____
DANIEL J. SHEPHERD, ESQ.

### MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ~~MARTIN~~ Broward

WACHOVIA BANK, NATIONAL ASSOCIATION, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF THAT CERTAIN MORTGAGE, AS DETAILED IN THE TITLE CERTIFICATION HEREON, ON THE LAND DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, AS AMENDED, TO SUCH DEDICATION.

SIGNED THIS 4th DAY OF October 2007.

WACHOVIA BANK, NATIONAL ASSOCIATION

BY: _____
DANIEL MILLER, VICE PRESIDENT

WITNESS: Mary Kinnane WITNESS: _____

PRINTED NAME: MARY KINNANE PRINTED NAME: Rene Wolfrom

### ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ~~MARTIN~~ Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DANIEL MILLER AS VICE PRESIDENT OF WACHOVIA BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 4th DAY OF October 2007.

1/18/2009
MY COMMISSION EXPIRES

NOTARY PUBLIC
STATE OF FLORIDA

DD387380
MY COMMISSION NUMBER

Rene Wolfrom
TYPED, PRINTED, OR STAMPED NAME OF NOTARY PUBLIC

SEAL

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY 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 ALL MONUMENTATION HAS BEEN PLACED AS REQUIRED BY LAW: AND FURTHER THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES

DATED THIS 4TH DAY OF October 2007.

BY: _____
DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 4951
MILLER LEGG
2005 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
(561) 689-1138 LB 6680

### SURVEYOR'S NOTES:

1. "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."

2. 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.

3. EASEMENTS SHOWN HEREON OF THE PLAT OF WINTERLAKES AS RECORDED IN PLAT BOOK 41 AT PAGES 38, 38A-38D SHALL REMAIN.

4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "F" OF THE PLAT OF WINTERLAKES SAID LINE IS ASSUMED TO BEAR S89°49'05"E. ALL OTHER BEARINGS ARE RELATIVE THERETO.

### APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WINTERLAKES TRACT "F" REPLAT, HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY OF PORT ST. LUCIE, FLORIDA. THIS 8TH DAY OF OCTOBER 2007.

ATTEST:

BY: _____
KAREN-PHILLIPS, CITY CLERK

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY: _____
PATRICIA P. CHRISTENSEN, MAYOR

### CLERK'S RECORDING CERTIFICATE

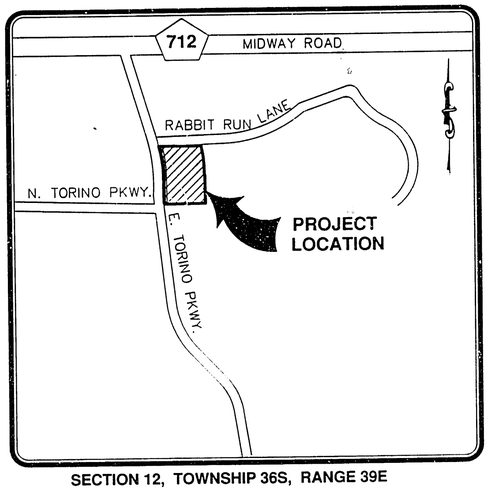
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, EDWIN M. FRY, JR., CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK 58 PAGES 22 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 31 DAY OF OCTOBER, 2007.

EDWIN M. FRY, JR., CLERK OF CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

Samanda Stapleton Deputy Clerk

BY: _____
EDWIN M. FRY, JR.
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA




SECTION 12, TOWNSHIP 36S, RANGE 39E

**LOCATION MAP**

N.T.S.

PREPARED BY:
MILLER LEGG
2005 VISTA PARKWAY SUITE 100
WEST PALM BEACH, FL. 33411-2719
DAVID L. SMITH, P.S.M.
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER CERTIFICATE NO. 4951

SURVEYOR

MILLER LEGG
Palm Beach Office: 2005 Vista Parkway · Suite 100
West Palm Beach, Florida · 33411-2719
561-689-1138 · Fax: 561-689-8108
www.millerlegg.com

Certificate of Authorization: LB6680

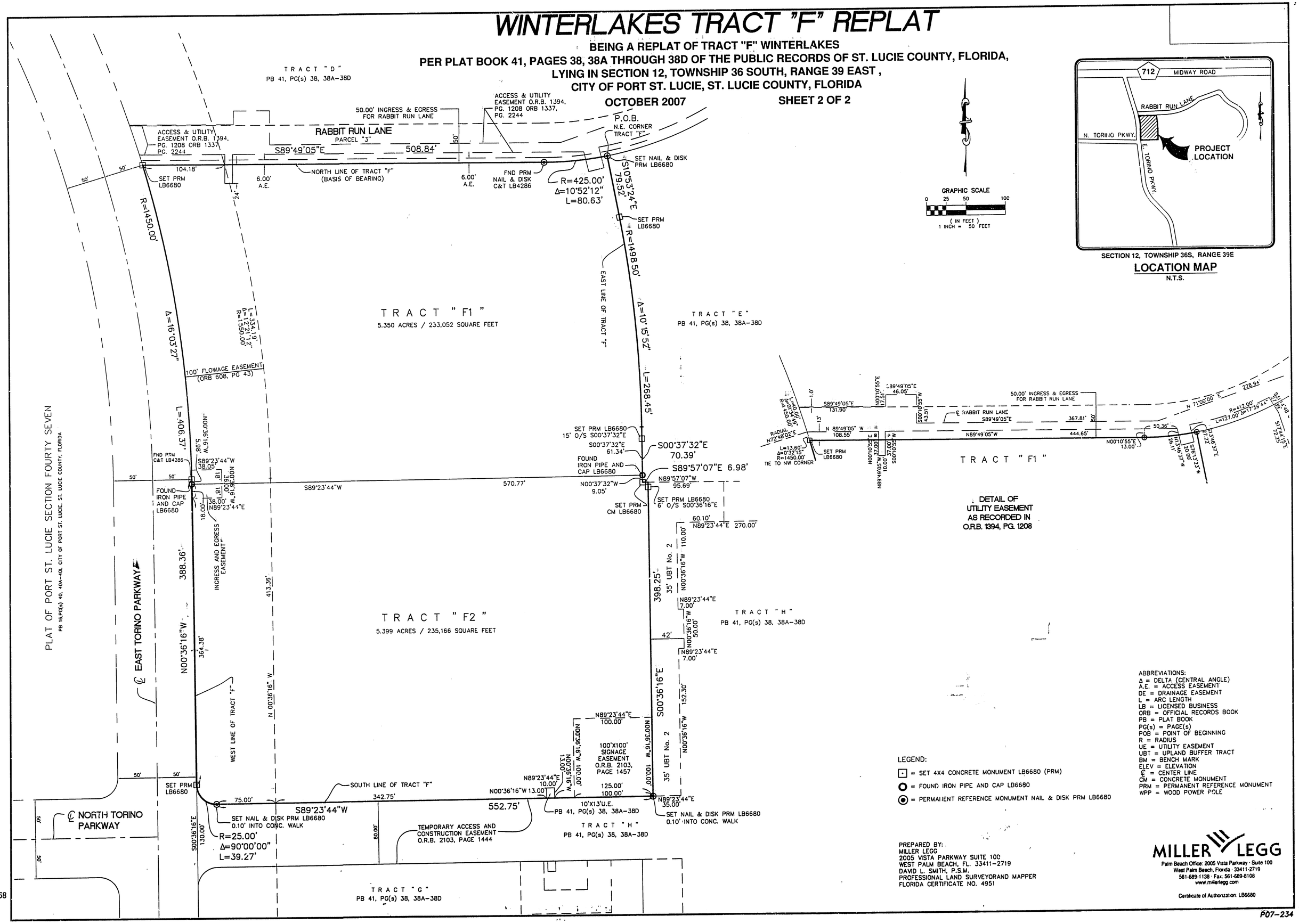


P07-234

# WINTERLAKES TRACT "F" REPLAT

**BEING A REPLAT OF TRACT "F" WINTERLAKES**
**PER PLAT BOOK 41, PAGES 38, 38A THROUGH 38D OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,**
**LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 39 EAST ,**
**CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA**

**OCTOBER 2007** **SHEET 2 OF 2**




ABBREVIATIONS:
Δ = DELTA (CENTRAL ANGLE)
A.E. = ACCESS EASEMENT
DE = DRAINAGE EASEMENT
L = ARC LENGTH
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG(s) = PAGE(s)
POB = POINT OF BEGINNING
R = RADIUS
UE = UTILITY EASEMENT
UBT = UPLAND BUFFER TRACT
BM = BENCH MARK
ELEV = ELEVATION
℄ = CENTER LINE
CM = CONCRETE MONUMENT
PRM = PERMANENT REFERENCE MONUMENT
WPP = WOOD POWER POLE

LEGEND:
⊡ = SET 4X4 CONCRETE MONUMENT LB6680 (PRM)
○ = FOUND IRON PIPE AND CAP LB6680
◉ = PERMANENT REFERENCE MONUMENT NAIL & DISK PRM LB6680

PREPARED BY:
MILLER LEGG
2005 VISTA PARKWAY SUITE 100
WEST PALM BEACH, FL. 33411-2719
DAVID L. SMITH, P.S.M.
PROFESSIONAL LAND SURVEYORAND MAPPER
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