CFN # 4121234, PLAT BOOK 71 PAGE 16, Recorded 10/14/2015 at 11:50 AM
SAINT LUCIE COUNTY, Deputy Clerk PETERSONZ

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.

PINE TRACE THIRD REPLAT

BEING A REPLAT OF A PORTION OF PINE TRACE SECOND REPLAT, P.U.D., PLAT BOOK 62, PAGES 10-14

LYING IN SECTION 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, FLORIDA.

PLAT BO
PAGE __
FILE NUMBER _____
DATE _____
TIME _____
SHEET 1 OF 4
SECTION 17 TWP. 36 S., RANGE 40 E.

INSTR # 4121234
P.BK: 71 Pages 16 - 19
RECORDED 10/14/15 11:50:15
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.]

See Sheet 2 for the
Surveyor's Notes and Vicinity Map

CERTIFICATE OF OWNERSHIP AND DEDICATION

KB HOME JACKSONVILLE, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICERS AND P TRACE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF "PINE TRACE THIRD REPLAT" AND HEREBY DEDICATES AS FOLLOWS:

EASEMENTS

UTILITY EASEMENT NUMBER 1 (U.E. NO.1)

THE UTILITY EASEMENTS (U.E. NO.1), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELL SOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION SERVICES, FOR UTILITY PURPOSES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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 ARE 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, FLORIDA.

UTILITY EASEMENT NUMBER 2 (U.E. NO.2)

THE UTILITY EASEMENTS (U.E. NO. 2), AS SHOWN HEREON, IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLDUING BUT NOT LIMITED TO WATER AND WASTERWATER 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 INCULDING, 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. P TRACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND 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 ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, IT'S SUCCESSORS AND 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 OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE P TRACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES. SAID FACILITIES SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE P TRACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE P TRACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE P TRACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE P TRACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND THE LAKE. SAID FACILITIES SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE P TRACE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.

SIGNED AND SEALED THIS 9th DAY OF September 2015, ON BEHALF OF SAID **K.B. HOMES JACKSONVILLE, LLC** BY ITS ~~VICE~~ PRESIDENT.

KB HOME JACKSONVILLE, LLC.
A FLORIDA LIMITED LIABILITY CORPORATION

BY:_____
TODD HOLDER
~~VICE~~ PRESIDENT

WITNESS Christopher Goodin
PRINT NAME Christopher Goodin

WITNESS Derek Citino
PRINT NAME Derek Citino

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY, THAT ON September 9, 2015, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Todd Holder MANAGING MEMBER OF THE ABOVE NAMED FLORIDA LIMITED LIABILITY CORPORATION FORMED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL AND MEMBER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH MEMBER HEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID COMPANY IS DULY AFFIXED THERETO; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

Lisa Bianchi
NOTARY PUBLIC Lisa Bianchi
MY COMMISSION EXPIRES 12-14-18

SEAL

Lisa Bianchi
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF178447
Expires 12/14/2018

LEGAL DESCRIPTION:

A replat of Pine Trace Second Replat, P.U.D., according to the plat thereof, as recorded in Plat Book 62, Pages 10 through 14, of the Public Records of St. Lucie County, Florida, lying in Section 17, Township 36 South, Range 40 East.

LESS AND EXCEPT THE FOLLOWING;

Lots 85, 88, 171 and 172, Pine Trace Second Replat, P.U.D., according to the plat thereof, as recorded in Plat Book 62, Page 10, of the said Public Records of St. Lucie County, Florida.

Containing 14.93 Acres of land more or less.

PREPARED BY:

WILLIAM MOTT LAND SURVEYING INC.
3800 W EAU GALLIE BLVD., SUITE 101
MELBOURNE, FLORIDA 32934-3285
PHONE (321) 751-4444 FAX (321) 751-4445
PROJECT NUMBER: 215-0006
DRAWING NAME: 15-6 PLAT.DWG
DRAWN BY: TYLYN BLANCHARD
CHECKED BY: JONANTHAN M. MOTT P.L.S. 5060

STATE PLANE COORDINATE TABLE

Station Name	PID	Latitude	Longitude	Northing	Easting	Scale Factor	Convergence Angle	Observed Δ North	Observed Δ East
OL2	DH9352	27°21'38.60553" N	80°20'02.63306" W	1,100,877.58	872,314.88	0.99999474	+0°18'21.8"	Held	Held
PSL 1	AA5089	27°20'42.15017" N	80°20'03.00841" W	1,095,176.36	872,311.48	0.99999473	+0°18'21.1"	-0.03	0.00

The values above are N.A.D. 1983/90 (adjusted June, 2012) and are expressed in U.S. Survey Feet.

THE **P TRACE PROPERTY OWNERS ASSOCIATION, INC.**, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL EASEMENTS, AS SHOWN ON THE PLAT OF PINE TRACE THIRD REPLAT, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

SIGNED AND DATED THIS 9th DAY OF September 2015.

P TRACE PROPERTY OWNERS ASSOCIATION, INC.
FLORIDA NON-PROFIT CORPORATION

BY: Rachelle Hoover
RACHELLE HOOVER
PRESIDENT/MANAGING MEMBER

WITNESS Christopher Goodin
PRINT NAME Christopher Goodin

WITNESS Derek Citino
PRINT NAME Derek Citino

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY, THAT ON September 9, 2015, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Rachelle Hoover MANAGING MEMBER OF THE ABOVE NAMED FLORIDA LIMITED LIABILITY CORPORATION FORMED UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME KNOWN TO BE THE INDIVIDUAL AND MEMBER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH MEMBER HEREUNTO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID COMPANY IS DULY AFFIXED THERETO; AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

Lisa Bianchi
NOTARY PUBLIC Lisa Bianchi
MY COMMISSION EXPIRES 12-14-18

SEAL

Lisa Bianchi
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF178447
Expires 12/14/2018

TITLE CERTIFICATION

I, JOHN T. DEKLE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF SEPTEMBER 15, 2015, AT 5:00 PM:

RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF **KB HOME JACKSONVILLE, LLC.**, THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

1. THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON.

2. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 15th DAY OF SEPTEMBER, 2015

BY:_____
ATTORNEY
FLORIDA BAR NO. 634468
BUSINESS NAME JOHN T. DEKLE, PL
ADDRESS 10175 FORTUNE PKWY, SUITE 202
JACKSONVILLE, FL 32256

CERTIFICATE OF APPROVAL BY CITY COUNCIL

IT IS HEREBY CERTIFIED THAT THIS "PINE TRACE THIRD REPLAT" HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS 28th DAY OF September 2015.

CITY COUNCIL
CITY OF PORT ST. LUCIE

BY:_____ ATTEST: Karen A. Phillips
MAYOR GREGORY J. ORAVEC CITY CLERK, KAREN A. PHILLIPS

CERTIFICATE OF CLERK OF COURT

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 10-14-2015 FILE NO. 4121234

CLERK OF THE CIRCUIT COURT
IN AND FOR THE COUNTY OF ST. LUCIE, FLORIDA

BY:_____ ATTEST:_____
JOSEPH E. SMITH
CLERK OF COURT

REVIEW BY PROFESSIONAL SURVEYOR

THE PLAT OF "PINE TRACE THIRD REPLAT" HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EITHER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE, FLORIDA.

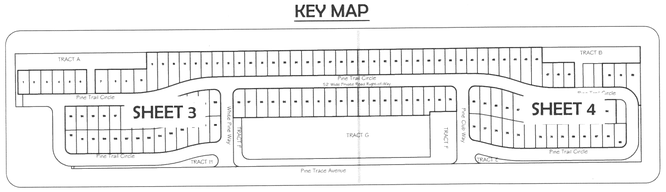
CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON JULY 2, 2015, I COMPLETED THE BOUNDARY SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTERS 177 PART 1 & 472 FLORIDA STATUTES AND THE CITY OF PORT ST. LUCIE CODE OF ORDINANCES; AND THAT SAID LAND IS LOCATED IN THE CITY OF PORT ST. LUCIE, FLORIDA. DATED 08/13/15.

_____ REGISTRATION NO. 5060

JONATHAN M. MOTT, P.L.S.
WILLIAM MOTT LAND SURVEYING INC.
3800 W EAU GALLIE BLVD., SUITE 101
MELBOURNE, FLORIDA 32934-3285
CERTIFICATE OF AUTHORIZATION LB 3608

KEY MAP



City of Port St. Lucie Project Number: P15-056

PLAT BK 71 PG 17

PINE TRACE THIRD REPLAT

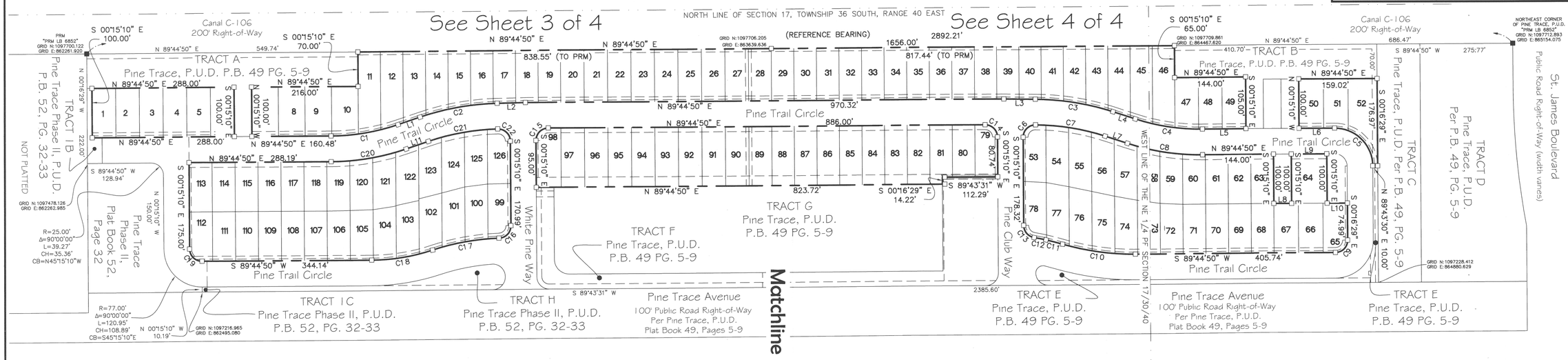
BEING A REPLAT OF A PORTION OF PINE TRACE SECOND REPLAT, P.U.D., PLAT BOOK 62, PAGES 10-14

LYING IN SECTION 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST,
CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, FLORIDA.

PLAT BOOK 71
PAGE 17
FILE NUMBER 412-1234
DATE 10-14-15
TIME _____
SHEET 2 OF 4
SECTION 17 TWP. 36 S., RANGE 40 E.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

BOUNDARY DETAIL AND KEY MAP



SURVEYOR'S NOTES

1. THE BEARING STRUCTURE AS SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND ADJUSTED IN 2012. THIS COORDINATE SYSTEM YIELDS A BEARING OF NORTH 89°44'50" EAST FOR THE NORTH LINE OF PINE TRACE, P.U.D. AS RECORDED IN PLAT BOOK 49, PAGES 5 THRU 9. SAID BEARING IS IDENTICAL WITH THE PLAT.

2. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NO. 120287, PANEL 276J, SUFFIX G, EFFECTIVE DATE FEBRUARY 16, 2012.

3. THE STATE PLANE COORDINATES AS SHOWN HEREON WERE DETERMINED BY GPS RTK (REAL TIME KINEMATIC) METHOD, UTILIZING A TRIMBLE 5800 R8-GNSS GPS RECEIVER AND TDS (TRIPOD DATA SYSTEMS) SURVEY PRO. VER. 4.5.3. NATIONAL GEODETIC SURVEY (NGS) MONUMENT OL2, PDI DH9352, WAS HELD FIXED AT THE PUBLISHED COORDINATES. NGS MONUMENT PSL 1, PID AA5089, WAS OBSERVED AS A CHECK. THE TABLE ON SHEET 1 OF 4 SHOWS A LIST OF THE STATION DATA ALONG WITH THE DELTAS THAT WERE OBSERVED AT NGS MONUMENT PSL 1.

4. RESTRICTIONS, RESERVATIONS, COVENANTS, AND CONDITIONS PURSUANT TO THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2496, PAGE 21, AS AFFECTED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 2622, PAGE 2680 AND AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 3216, PAGE 1074 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5. SUBJECT TO EASEMENT GRANT AND AGREEMENT RECORDED IN OFFICAL RECORDS BOOK 1339, PAGE 1613.

6. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTERS 177.091(8) & 177.091(9).

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.41'	N 71°25'30" E
L2	57.31'	S 88°49'41" W
L3	63.91'	S 89°26'29" E
L4	47.41'	S 71°55'49" E
L5	88.38'	N 89°44'50" E
L6	72.09'	N 89°44'50" E
L7	47.41'	S 71°55'49" E
L8	36.00'	N 89°44'50" E
L9	72.00'	N 89°44'50" E
L10	41.20'	N 89°44'50" E
L11	47.41'	N 71°25'30" E

PREPARED BY:

WILLIAM MOTT LAND SURVEYING INC.

3800 W EAU GALLIE BLVD., SUITE 101
MELBOURNE, FLORIDA 32934-3285
PHONE (321) 751-4444 FAX (321) 751-4445
PROJECT NUMBER: 215-0006
DRAWING NAME: 15-6 PLAT.DWG
DRAWN BY: TYLYN BLANCHARD
CHECKED BY: JONANTHAN M. MOTT P.L.S. 5060

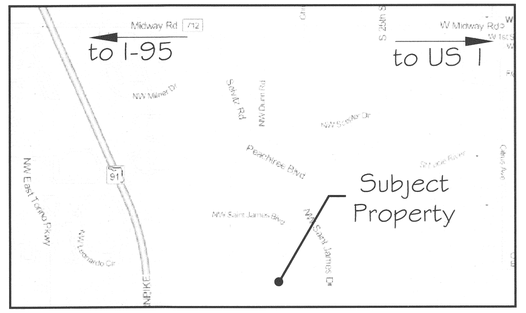
LEGEND:

- □ = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)
- ■ = 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED AS SHOWN (FOUND)
- ● = NAIL AND DISK MARKED "PCP LB 3608" (SET)
- ○ = NAIL AND DISK MARKED "PCP LB 3608" (FOUND)
- △ = NAIL AND DISK MARKED "PRM LB 3608" (SET)
- ▲ = NAIL AND DISK MARKED "PRM LB 3608" (FOUND)
- PU&DE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
- C## = CURVE NUMBER FOR CURVE TABLE
- L## = LINE NUMBER FOR LINE TABLE
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- RP = RADIUS POINT
- POL = POINT-ON-LINE
- POC = POINT-ON-CURVE
- PI = POINT-OF-INTERSECTION
- PT = POINT-OF-TANGENCY
- PC = POINT-OF-CURVATURE
- PRC = POINT-OF-REVERSE CURVATURE
- PCC = POINT-OF-COMPOUND CURVATURE
- P.O.B. = POINT-OF-BEGINNING
- P.O.C. = POINT-OF-COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- = SECTION CORNER MARKED AS SHOWN
- X = DENOTES LINE BREAK/CHANGE IN DIRECTION
- (R) = RADIAL
- (NR) = NON-RADIAL
- ESMT. = EASEMENT
- O.R.B./O.R.BOOK = OFFICIAL RECORDS BOOK
- H.O.A. = HOME OWNERS ASSOCIATION
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- D/Δ = DELTA
- L = LENGTH
- CD/CH = CHORD DISTANCE
- CB = CHORD BEARING
- BLK = BLOCK
- N.T.S. = NOT TO SCALE

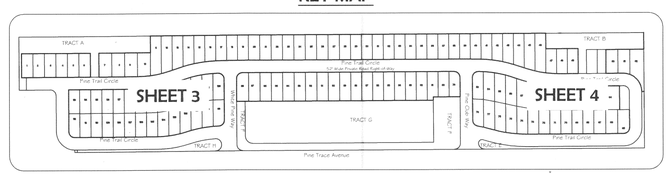
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	432.37'	18°19'21"	138.26'	137.68'	N 80°35'10" E
C2	524.22'	17°24'15"	159.24'	158.63'	S 80°07'37" W
C3	524.22'	17°30'40"	160.22'	159.59'	N 80°41'09" W
C4	432.37'	18°19'21"	138.26'	137.68'	S 81°05'29" E
C5	77.00'	89°58'41"	120.92'	108.87'	N 45°15'49" W
C6	25.00'	90°54'57"	39.67'	35.64'	S 45°12'19" W
C7	472.22'	17°24'23"	143.46'	142.91'	N 80°38'01" W
C8	484.37'	18°19'21"	154.89'	154.23'	S 81°05'29" E
C9	25.00'	90°01'19"	39.28'	35.36'	N 44°44'11" E
C10	519.38'	16°29'56"	149.56'	149.04'	S 82°00'11" E
C11	743.95'	2°40'34"	34.75'	34.74'	N 75°05'30" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C12	297.22'	4°43'05"	24.47'	24.47'	N 78°47'20" W
C13	25.00'	80°53'42"	35.30'	32.44'	S 40°42'01" E
C14	25.00'	90°00'00"	39.27'	35.36'	N 45°15'10" W
C15	25.00'	90°00'00"	39.27'	35.36'	S 44°44'50" W
C16	25.00'	88°35'05"	38.65'	34.92'	N 44°02'23" E
C17	477.00'	16°28'34"	137.17'	136.70'	S 80°05'38" W
C18	401.90'	17°53'35"	125.51'	125.00'	N 80°48'09" E
C19	25.00'	90°00'00"	39.27'	35.36'	S 45°15'10" E
C20	484.37'	18°19'21"	154.89'	154.23'	N 80°35'10" E
C21	472.22'	17°24'23"	143.46'	142.91'	S 80°07'41" W
C22	25.00'	90°54'58"	39.67'	35.64'	N 45°42'38" W

VICINITY MAP



KEY MAP



City of Port St. Lucie Project Number: P15-056

PINE TRACE THIRD REPLAT

BEING A REPLAT OF A PORTION OF PINE TRACE SECOND REPLAT, P.U.D., PLAT BOOK 62, PAGES 10-14

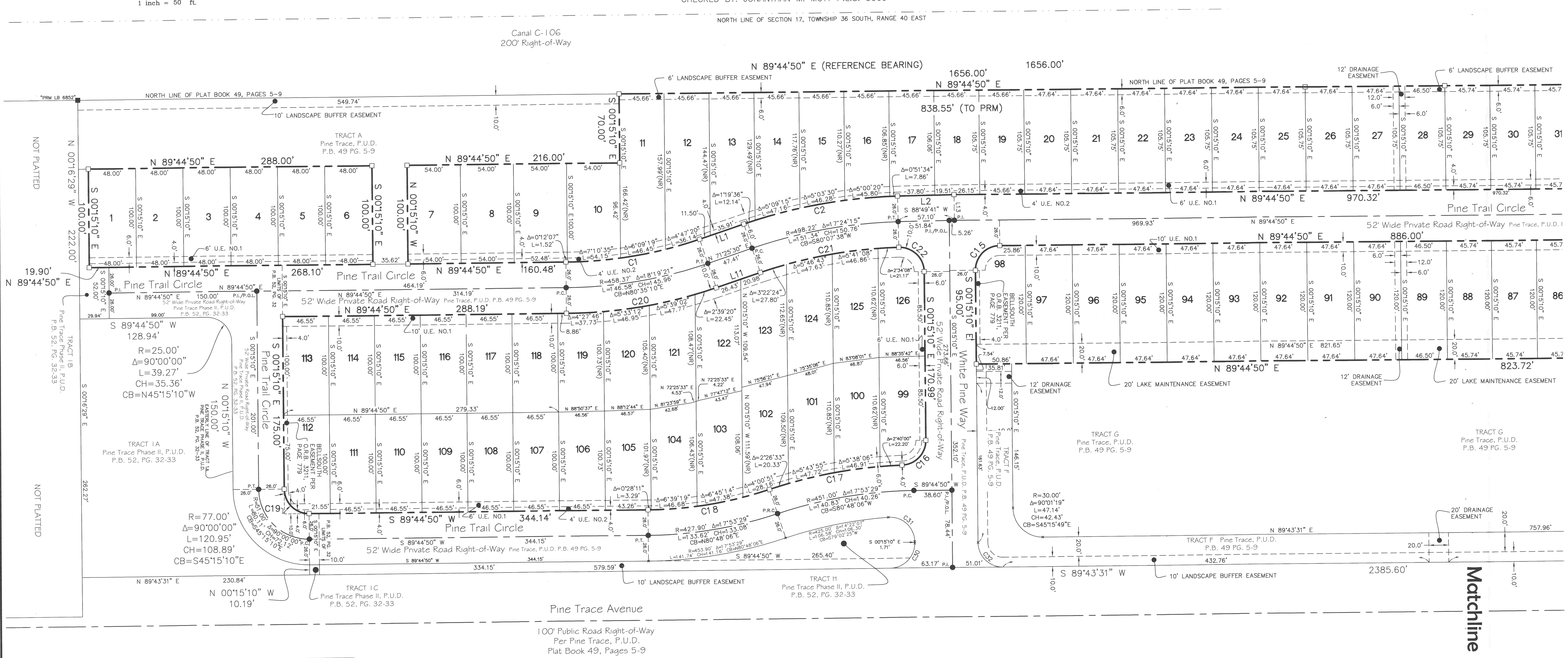
LYING IN SECTION 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, FLORIDA.

PREPARED BY:
WILLIAM MOTT LAND SURVEYING INC.
3800 W EAU GALLIE BLVD., SUITE 101
MELBOURNE, FLORIDA 32934-3285
PHONE (321) 751-4444 FAX (321) 751-4445
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PLAT BOOK 71
PAGE 18
FILE NUMBER 4121234
DATE 10-14-15
TIME ____
SHEET 3 OF 4
SECTION 17 TWP. 36 S., RANGE 40 E.

GRAPHIC SCALE

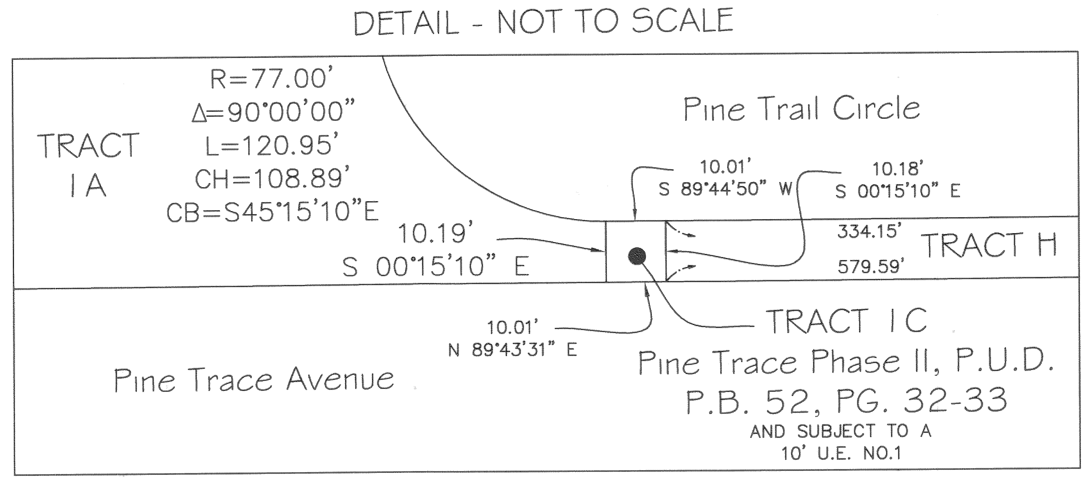
(IN FEET)
1 inch = 50 ft.



LEGEND:

□	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)
■	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED AS SHOWN (FOUND)
●	= NAIL AND DISK MARKED "PCP LB 3608" (SET)
○	= NAIL AND DISK MARKED "PCP LB 3608" (FOUND)
△	= NAIL AND DISK MARKED "PRM LB 3608" (SET)
▲	= NAIL AND DISK MARKED "PRM LB 3608" (FOUND)
PU&DE	= PUBLIC UTILITIES AND DRAINAGE EASEMENT
C##	= CURVE NUMBER FOR CURVE TABLE
L##	= LINE NUMBER FOR LINE TABLE
R/W	= RIGHT-OF-WAY
P.B.	= PLAT BOOK
PG.	= PAGE
RP	= RADIUS POINT
POL	= POINT-ON-LINE
POC	= POINT-ON-CURVE
PI	= POINT-OF-INTERSECTION
PT	= POINT-OF-TANGENCY
PC	= POINT-OF-CURVATURE
PRC	= POINT-OF-REVERSE CURVATURE
PCC	= POINT-OF-COMPOUND CURVATURE
P.O.B.	= POINT-OF-BEGINNING
P.O.C.	= POINT-OF-COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT
►○◄	= SECTION CORNER MARKED AS SHOWN
X	= DENOTES LINE BREAK/CHANGE IN DIRECTION
(R)	= RADIAL
(NR)	= NON-RADIAL
ESMT.	= EASEMENT
O.R.B./O.R.BOOK	= OFFICIAL RECORDS BOOK
H.O.A.	= HOME OWNERS ASSOCIATION
LB	= LICENSED BUSINESS
PLS	= PROFESSIONAL LAND SURVEYOR
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS
D/Δ	= DELTA
L	= LENGTH
CD/CH	= CHORD DISTANCE
CB	= CHORD BEARING
BLK	= BLOCK
N.T.S.	= NOT TO SCALE

DETAIL - NOT TO SCALE



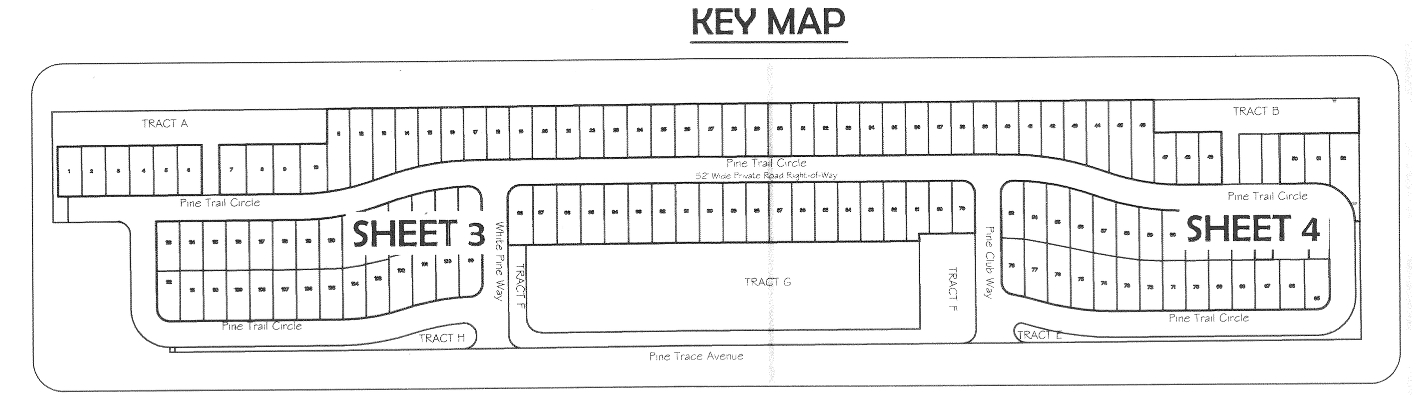
LINE TABLE

LINE	LENGTH	BEARING
L1	47.41'	N 71°25'30" E
L2	57.31'	S 88°49'41" W
L11	47.41'	N 71°25'30" E
L13	26.00'	N 00°42'44" W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	432.37'	18°19'21"	138.26'	137.68'	N 80°35'10" E
C2	524.22'	17°24'15"	159.24'	158.63'	S 80°07'37" W
C15	25.00'	90°00'00"	39.27'	35.36'	S 44°44'50" W
C16	25.00'	88°35'05"	38.65'	34.92'	N 44°02'23" E
C17	477.00'	16°28'34"	137.17'	136.70'	S 80°05'38" W
C18	401.90'	17°53'35"	125.51'	125.00'	N 80°48'09" E
C19	25.00'	90°00'00"	39.27'	35.36'	S 45°15'10" E
C20	484.37'	18°19'21"	154.89'	154.23'	N 80°35'10" E
C21	472.22'	17°24'23"	143.46'	142.91'	S 80°07'41" W
C22	25.00'	90°54'58"	39.67'	35.64'	N 45°42'38" W
C30	25.00'	89°58'41"	39.26'	35.35'	N 44°44'11" E
C31	25.00'	93°31'22"	40.81'	36.43'	N 47°00'51" W
C32	25.00'	90°01'19"	39.28'	35.36'	S 45°15'49" E

KEY MAP



City of Port St. Lucie Project Number: P15-056

PLAT BK 71 PG 19

PINE TRACE THIRD REPLAT

BEING A REPLAT OF A PORTION OF PINE TRACE SECOND REPLAT, P.U.D., PLAT BOOK 62, PAGES 10-14

LYING IN SECTION 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, FLORIDA.

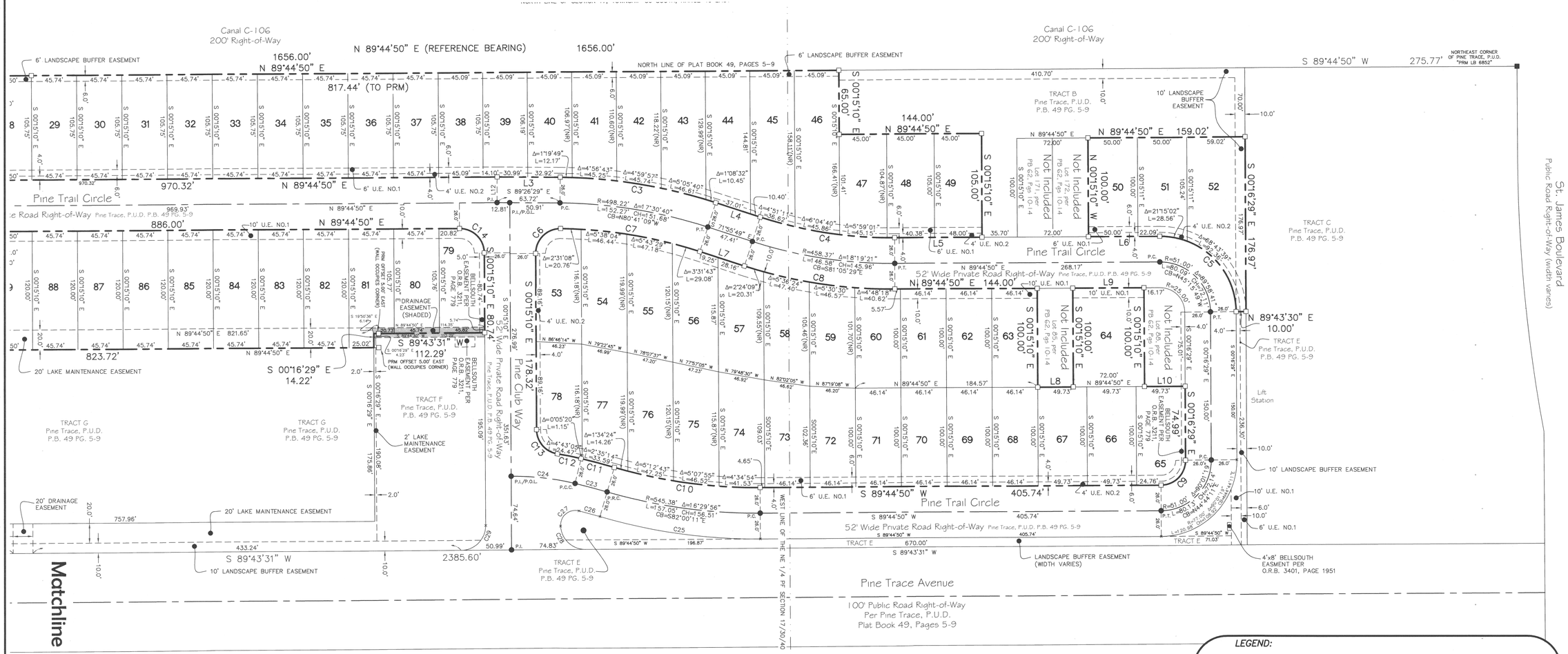
PLAT BOOK 71
PAGE 19
FILE NUMBER 4121234
DATE 10-14-15
TIME _____
SHEET 4 OF 4
SECTION 17 TWP. 36 S., RANGE 40 E.

N
W E
S

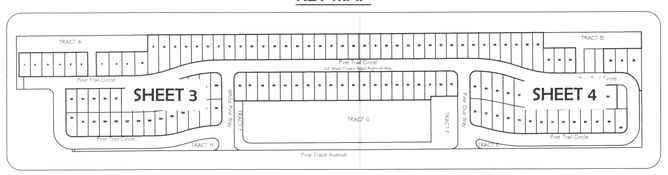
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



KEY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L3	63.91'	S 89°26'29" E
L4	47.41'	S 71°55'49" E
L5	88.38'	N 89°44'50" E
L6	72.09'	N 89°44'50" E
L7	47.41'	S 71°55'49" E
L8	36.00'	N 89°44'50" E
L9	72.00'	N 89°44'50" E
L10	41.20'	N 89°44'50" E
L12	26.00'	S 00°09'11" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	524.22'	17°30'40"	160.22'	159.59'	N 80°41'09" W
C4	432.37'	18°19'21"	138.26'	137.68'	S 81°05'29" E
C5	77.00'	89°58'41"	120.92'	108.87'	N 45°15'49" W
C6	25.00'	90°54'57"	39.67'	35.64'	S 45°12'19" W
C7	472.22'	17°24'23"	143.46'	142.91'	N 80°38'01" W
C8	484.37'	18°19'21"	154.89'	154.23'	S 81°05'29" E
C9	25.00'	90°01'19"	39.28'	35.36'	N 44°44'11" E
C10	519.38'	16°29'56"	149.56'	149.04'	S 82°00'11" E
C11	743.95'	2°40'34"	34.75'	34.74'	N 75°05'30" W
C12	297.22'	4°43'05"	24.47'	24.47'	N 78°47'20" W
C13	25.00'	80°53'42"	35.30'	32.44'	S 40°42'01" E
C14	25.00'	90°00'00"	39.27'	35.36'	N 45°15'10" W
C23	717.95'	2°40'34"	33.53'	33.53'	N 75°05'30" W
C24	271.22'	13°49'31"	65.44'	65.28'	N 83°20'33" W
C25	571.38'	16°29'56"	164.54'	163.97'	S 82°00'11" E
C26	691.95'	1°49'05"	21.96'	21.96'	N 74°39'46" W
C27	15.00'	107°51'39"	28.24'	24.25'	S 50°29'52" W
C28	25.00'	86°50'32"	37.89'	34.37'	S 46°51'14" E
C29	25.00'	89°58'41"	39.26'	35.35'	N 44°44'11" E

PREPARED BY:

WILLIAM MOTT LAND SURVEYING INC.

3800 W EAU GALLIE BLVD., SUITE 101
MELBOURNE, FLORIDA 32934-3285
PHONE (321) 751-4444 FAX (321) 751-4445
PROJECT NUMBER: 215-0006
DRAWING NAME: 15-6 PLAT.DWG
DRAWN BY: TYLYN BLANCHARD
CHECKED BY: JONANTHAN M. MOTT P.L.S. 5060

LEGEND:

□	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED "PRM LB 3608" (SET)		
■	= 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK MARKED AS SHOWN (FOUND)		
●	= NAIL AND DISK MARKED "PCP LB 3608" (SET)		
○	= NAIL AND DISK MARKED "PCP LB 3608" (FOUND)		
△	= NAIL AND DISK MARKED "PRM LB 3608" (SET)		
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C##	= CURVE NUMBER FOR CURVE TABLE	⊶⊷	= SECTION CORNER MARKED AS SHOWN
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P.O.B.	= POINT-OF-BEGINNING	CD/CH	= CHORD DISTANCE
P.O.C.	= POINT-OF-COMMENCEMENT	CB	= CHORD BEARING
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