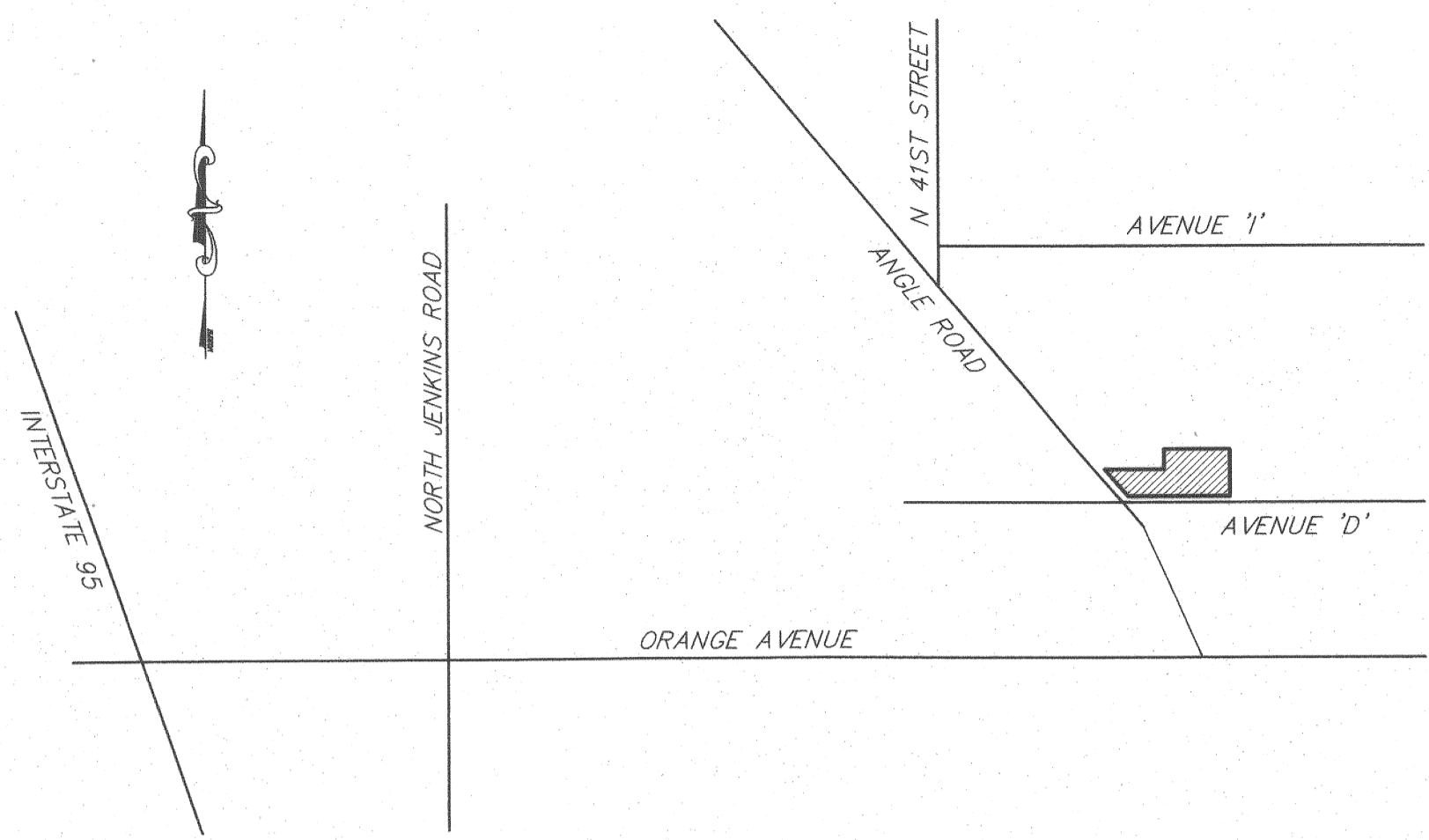


DEPUTY CLERK PETERSONZ



LOCATION MAP: A PORTION OF SECTION 8-35-40
NOT TO SCALE

ANGLE ROAD AND AVENUE 'D' SUBDIVISION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF
SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

SHEET 1 OF 2

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS THAT ANGLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS ANGLE ROAD AND AVENUE 'D' SUBDIVISION, LYING, BEING AND SITUATED IN SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATES THE FOLLOWING:

TRACT 'A' IS HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA FOR ROAD PURPOSES.
IN WITNESS WHEREOF, ANGLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY Steven Sherman MANAGING MEMBER OF ANGLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORES THIS 2nd DAY OF May 2017.

WITNESS: Velinda Wice
PRINT NAME: Velinda Walker
ANGLE PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Charlotte Tilly
PRINT NAME: Charlotte Tilly
BY: Steven Sherman
NAME: Steven Sherman POSITION: Mgr

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF May 2017, BY Steven Sherman MANAGING MEMBER OF ANGLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC: Michael R. Tilly COMMISSION #: FF 809640
PRINTED NAME: Michael R. Tilly MY COMMISSION EXPIRES: Aug 6, 2019

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE N 1/2 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE END OF SURVEY BASE LINE STATION 135 + 71.38 FOR STATE ROAD 607A (ANGLE ROAD), AS RECORDED IN PLAT BOOK 22 PAGE 4 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AT THE NORTH LINE OF SAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST TO THE EAST RIGHT OF WAY OF STATE ROAD 607A FOR 68.44 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, SOUTH 43°01'09" EAST TO THE SOUTH RIGHT OF WAY LINE OF AVENUE 'E' FOR 47.91 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 897.0 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, CONTINUING SOUTH 89°57'03" EAST TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 8 FOR 610.24 FEET; THENCE ALONG THE EAST LINE OF THE WEST HALF SOUTH 00°12'23" WEST TO THE NORTH RIGHT OF WAY OF AVENUE 'D' FOR 596.34 FEET; THENCE NORTH 89°57'33" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR 953.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ANGLE ROAD, SAID POINT ALSO BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST TO WHICH A RADIAL LINE BEARS SOUTH 50°30'27" WEST, HAVING A RADIUS OF 1980.08 FEET, AN ARC LENGTH OF 120.65 FEET, A CENTRAL ANGLE OF 03°11'36" A CHORD BEARING OF NORTH 41°15'21" WEST AND A CHORD DISTANCE OF 120.63 FEET TO A TANGENT LINE; THENCE NORTH 43°01'09" WEST FOR 301.56 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION 8, SOUTH 89°57'03" EAST FOR 628.47 FEET; THENCE NORTH 00°22'17" EAST, FOR 285.56 FEET TO THE PLACE AND POINT OF BEGINNING.

COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS PLAT IS APPROVED AS TO FORM.

BY: Daniel S. McIntyre
DANIEL S. MCINTYRE
COUNTY ATTORNEY
ST. LUCIE COUNTY, FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, Michael R. Tilly, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ANGLE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT NO MORTGAGES WERE FOUND AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 17th DAY OF May 2017.

BY: Michael R. Tilly
NAME: Michael R. Tilly

COUNTY ENGINEER APPROVAL

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 OF THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE.

BY: Don West, P.E.
DON WEST, P.E.
AS ACTING COUNTY ENGINEER
ST. LUCIE COUNTY, FLORIDA

COUNTY SURVEYOR APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNING SURVEYOR AND MAPPER, DULY LICENSED IN THE STATE OF FLORIDA, HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART ONE, OF FLORIDA STATUTES.

THIS 4th DAY OF May 2017.

BY: Rod Reed
ROD REED
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3916

SURVEYORS CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT OF ANGLE ROAD AND AVENUE 'D' SUBDIVISION, AS 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 LOT CORNERS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

DATED THIS 17th DAY OF April 2017.

BY: Robert Bloomster, Jr.
ROBERT BLOOMSTER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA
LICENSED BUSINESS #6018

PLANNING AND DEVELOPMENT SERVICES

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

THIS 16th DAY OF May 2017.

BY: Leslie Olson

LESLIE OLSON
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
ST. LUCIE COUNTY, FLORIDA

APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ 2017.

BY: Cheryl Smith
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

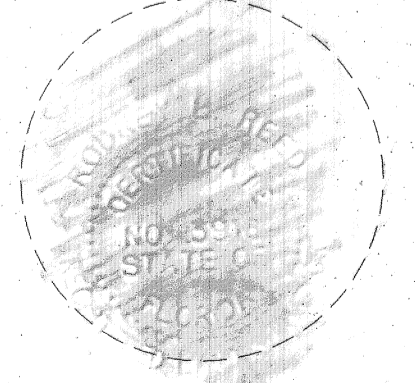
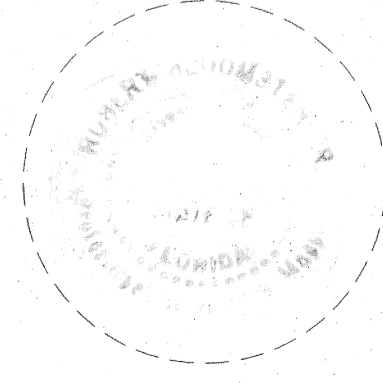
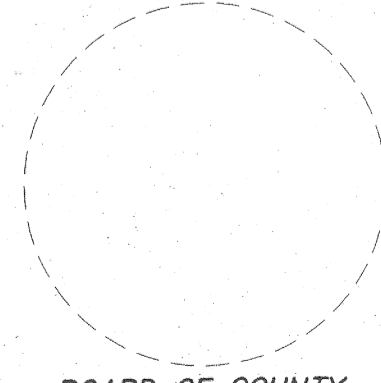
I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS; AND THAT THIS PLAT HAS BEEN FILED IN PLAT BOOK 74 PAGES 6-7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BY: Joseph E. Smith
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

GENERAL PLAT 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 GRAPHICAL OR DIGITAL FORM OF PLAT. 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
2. BASIS OF BEARINGS USED HEREON IS CENTERLINE OF ANGLE ROAD AS SHOWN ON PLAT BOOK 21, PAGE 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (BEARS ON AN ASSUMED BEARING OF NORTH 43°01'09" WEST).
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE NATIONAL INSTITUTE AND TECHNOLOGY AND REFER TO THE HORIZONTAL PLANE.
4. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 83/90 ADJUSTED.

PREPARED BY:
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34597
PHONE: 772-334-0868 FAX: 772-334-5283
BLOOMSTER@BLOOMSTERSURVEY.NET
FLORIDA REGISTRATION NO. 4134
LICENSED BUSINESS NO. 6018

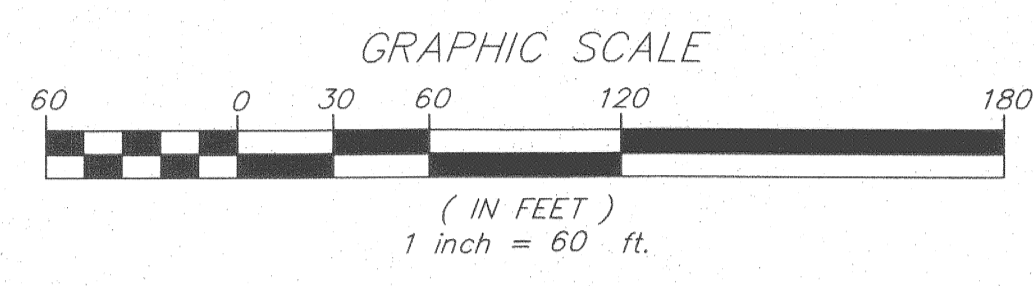


BOARD OF COUNTY COMMISSIONERS SEAL SURVEYOR'S SEAL COUNTY SURVEYOR

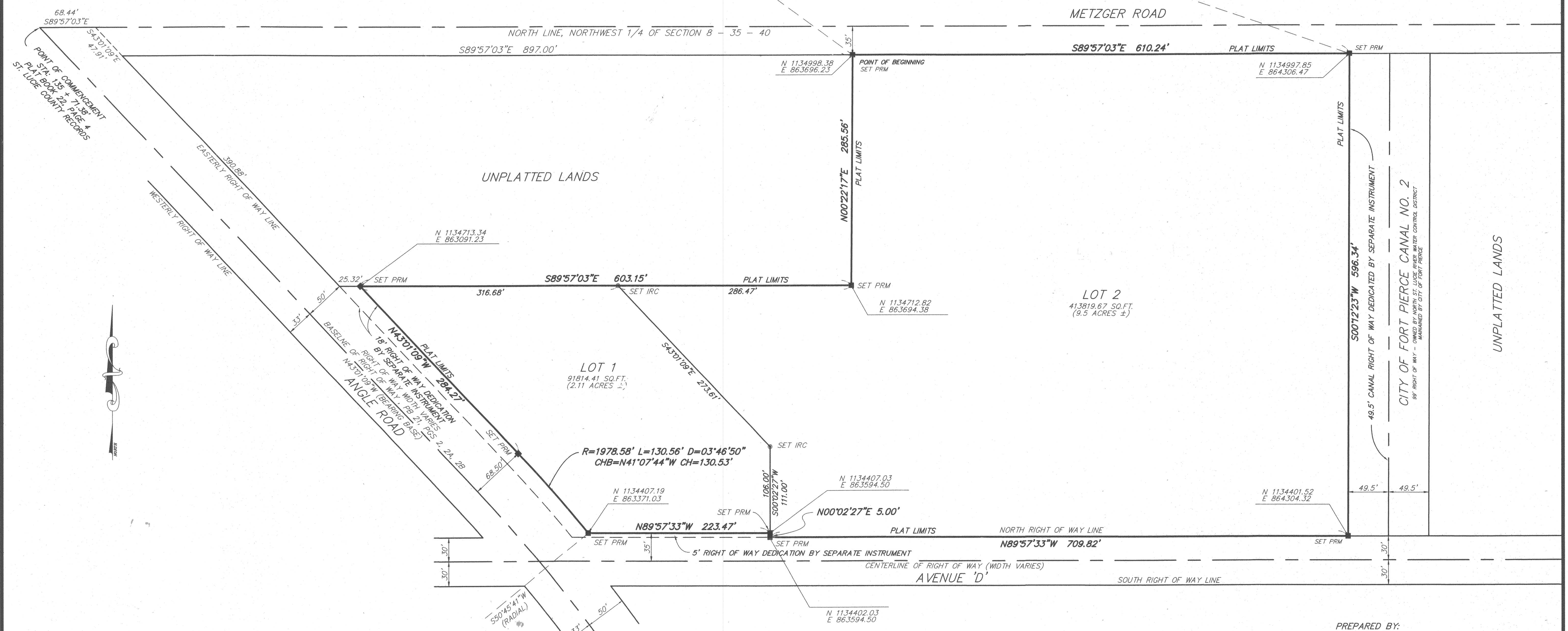
ANGLE ROAD AND AVENUE 'D' SUBDIVISION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA
SHEET 2 OF 2

GPS CONTROL POINT
FOUND CONCRETE MONUMENT
STAMPED: KIRBY
N 1140525.7440
E 856336.0690



- LEGEND & ABBREVIATIONS:**
- SET 5/8" IRON ROD & CAP (LB 6018)
 - SET 4"x4" CONCRETE MONUMENT (PRM PLS 4134)
 - PRM PERMANENT REFERENCE MONUMENT
 - R RADIUS
 - D DELTA OR CENTRAL ANGLE
 - L ARC LENGTH
 - CHB CHORD BEARING
 - CH CHORD DISTANCE
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - LB LICENSED BUSINESS
 - PB PLAT BOOK
 - PG PAGE
 - ORB OFFICIAL RECORDS BOOK
 - R/W RIGHT OF WAY
 - (C) CALCULATED



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