

# MATTAMY AT SOUTHERN GROVE PLAT 1

BEING A REPLAT OF A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 4,  
AS RECORDED IN PLAT BOOK 56, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA  
LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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

PAGE \_\_\_\_\_

**SHEET 1 OF 9**

## LEGAL DESCRIPTION:

PARCEL 1, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18, LESS AND EXCEPT THOSE PORTIONS OF ADDITIONAL RIGHT-OF-WAY FOR S.W. COMMUNITY BOULEVARD, DESCRIBED AS EXHIBIT "C", RECORDED IN OFFICIAL RECORD BOOK 3071, PAGE 2591, AND EXHIBIT "B", RECORDED IN OFFICIAL RECORD BOOK 3071, PAGE 2599, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTH, WEST, AND NORTH LINES THEREOF, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES; N.89°50'39"W., A DISTANCE OF 1,423.67 FEET; THENCE N.00°09'21"E., A DISTANCE OF 14.21 FEET; THENCE N.11°30'58"W., A DISTANCE OF 190.06 FEET; THENCE N.65°17'13"W., A DISTANCE OF 330.05 FEET; THENCE N.39°47'31"W., A DISTANCE OF 280.03 FEET; THENCE N.00°44'28"E., A DISTANCE OF 427.32 FEET; THENCE S.89°57'05"W., A DISTANCE OF 62.09 FEET; THENCE N.00°02'55"W., A DISTANCE OF 778.33 FEET; THENCE N.71°36'23"E., A DISTANCE OF 203.58 FEET; THENCE N.11°11'20"W., A DISTANCE OF 202.25 FEET; THENCE N.88°01'12"W., A DISTANCE OF 154.25 FEET; THENCE N.00°02'55"W., A DISTANCE OF 214.38 FEET; THENCE N.89°57'05"E., A DISTANCE OF 34.17 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 290.00 FEET AND A CENTRAL ANGLE OF 22°31'30"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 114.01 FEET; THENCE DEPARTING THE NORTH LINE OF SAID PARCEL 1, S.69°01'01"E., A DISTANCE OF 43.14 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL 1, AND THE WEST RIGHT-OF-WAY LINE OF S.W. COMMUNITY BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 2418, PAGE 2671 OF SA PUBLIC RECORDS, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.64°31'23"E., A RADIAL DISTANCE OF 1,657.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE EAST LINE OF SAID PARCEL 1 AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 35°28'24", A DISTANCE OF 1,025.89 FEET; THENCE S.60°57'01"E. ALONG THE EAST LINE OF SAID PARCEL 1 AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 68.14 FEET; THENCE DEPARTING THE EAST LINE OF SAID PARCEL 1 AND SAID WEST RIGHT-OF-WAY LINE, S.15°57'01"E. ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. COMMUNITY BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORD BOOK 3071, PAGE 2599, A DISTANCE OF 42.43 FEET; THENCE S.60°57'01"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE N.74°02'59"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 42.43 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL 1, AND THE WEST RIGHT-OF-WAY LINE OF S.W. COMMUNITY BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORD BOOK 2418, PAGE 2671; THENCE S.60°57'01"E. ALONG THE EAST LINE OF PARCEL 1 AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 229.41 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,485.00 FEET AND A CENTRAL ANGLE OF 60°12'35"; THENCE SOUTHEASTERLY ALONG THE ARC OF THE EAST LINE OF SAID PARCEL 1 AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,560.52 FEET; THENCE S.44°56'39"W. ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 35.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, CONTAINING 2,643,113 SQUARE FEET/60.6775 ACRES MORE OR LESS.

## CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREON AS MATTAMY AT SOUTHERN GROVE PLAT 1, BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- THE ROAD RIGHT-OF-WAY (TRACT R), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE ROAD RIGHT-OF-WAY FOR THE PURPOSES OF ACCESS TO, AND THE INSTALLATION OF DRAINAGE, AND IS THE MAINTENANCE OBLIGATION OF SAID MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHT-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING THE NECESSARY RIGHTS OF INGRESS AND EGRESS, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS.

AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT.

- ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE, AS ADOPTED BY THE CITY SERVICE COMMISSION. UTILITY EASEMENTS ARE 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, FLORIDA.

- THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC.

- THE OPEN SPACE TRACTS (O.S.T. 1 THROUGH O.S.T. 5, O.S.T. 8, O.S.T. 9 AND C-1 THROUGH C-3) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC.

- THE WATER MANAGEMENT TRACTS (S.M.T. 1 AND S.M.T. 2), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT.

AN INGRESS AND EGRESS EASEMENT OVER THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

- THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS.

THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED FOR AN IRRIGATION EASEMENT TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS.

- THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC.

- THE RECREATION AREA (TRACT F) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC.

- LIFT STATION EASEMENT (LSE) 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, 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. MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS 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 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 OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE 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. THE CITY OF PORT ST. LUCIE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE LIFT STATION EASEMENT EXCEPT AS IT RELATES TO THE SERVICING OF PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

- THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.

- THE IRRIGATION EASEMENTS (IRE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSES OF CONSTRUCTION, OPERATION, MAINTENANCE, IMPROVING OR REPLACING OF ONE OR MORE IRRIGATION/REUSE AND/OR UTILITY TRANSMISSION OR DISTRIBUTION LINES, AND ALL NORMAL APPURTENANCES THERE TO, INCLUDING THE NECESSARY RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING IRRIGATION/REUSE AND/OR UTILITY SERVICES PROVIDED THAT SUCH RIGHTS OF INGRESS AND EGRESS SHALL BE EXERCISED IN A REASONABLE MANNER IN ACCORDANCE WITH THE STANDARD PRACTICES IN THE INDUSTRY, TOGETHER WITH THE RIGHT AND PRIVILEGE TO INSPECT, ALTER, REMOVE OR RELOCATE SUCH LINES, FACILITIES AND APPURTENANCES THERETO WITHIN THE EASEMENT HEREIN GRANTED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL USE AND ENJOYMENT THEREOF FOR THE ABOVE-STATE PURPOSES. THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") SHALL BE ALLOWED TO CROSS THE IRRIGATION EASEMENTS WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.

- TRACTS AF-1 AND AF-2 AS SHOWN HEREON ARE HEREBY RESERVED FOR MATTAMY PALM BEACH LLC, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

- THE EMERGENCY INGRESS/EGRESS SHOWN ON TRACTS O.S.T. 4 AND C-1 IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS THAT PORTION OF TRACT O.S.T. 4 AND C-1 AS SHOWN AND NOTED HEREON, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS, INC., WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

OF

**CAULFIELD and WHEELER, INC.**

SURVEYORS — ENGINEERS — PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 — (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591

## CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

MATTAMY PALM BEACH, LLC.  
A DELAWARE LIMITED LIABILITY COMPANY

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

BY: \_\_\_\_\_  
LARA SWANSON  
VICE PRESIDENT

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

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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, PERSONALLY APPEARED LARA SWANSON, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY COMPANY. HE PERSONALLY KNOW TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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

## ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

MATTAMY AT SOUTHERN GROVE  
HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

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

BY: \_\_\_\_\_  
ANTHONY J. PALUMBO III  
PRESIDENT

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

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

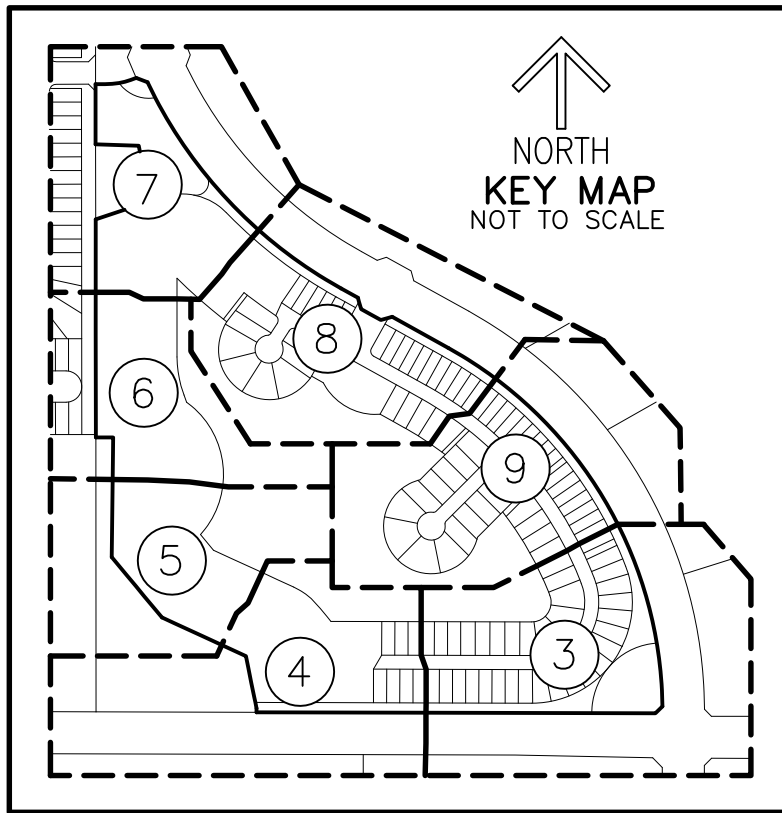
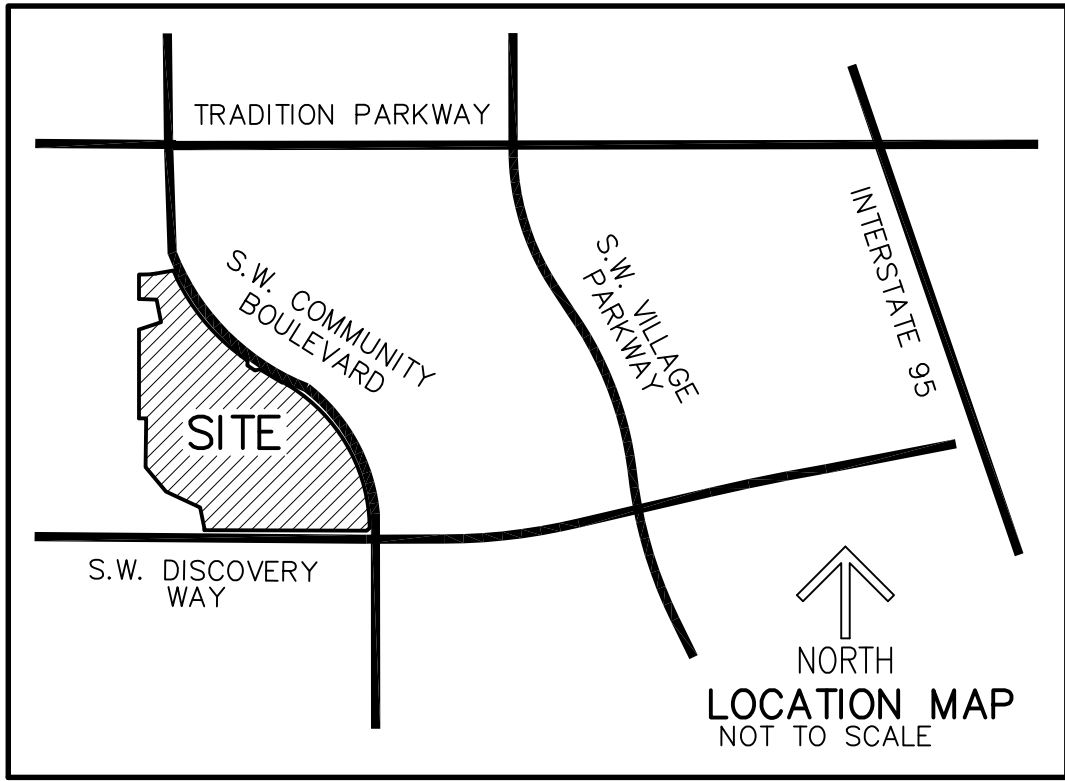
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF THE MATTAMY AT SOUTHERN GROVE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT. HE IS PERSONALLY KNOW TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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



## 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 \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
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 MATTAMY AT SOUTHERN GROVE PLAT 1, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS (AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 4) APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

KAREN A. PHILLIPS, CITY CLERK

\_\_\_\_\_  
GREGORY J. ORAVEC, MAYOR

CITY OF  
PORT ST. LUCIE

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 — (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

# MATTAMY AT SOUTHERN GROVE PLAT 1

BEING A REPLAT OF A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 4,  
AS RECORDED IN PLAT BOOK 56, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA  
LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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

**SHEET 2 OF 9**

#### ACCEPTANCE OF DEDICATION:

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF WATER MANAGEMENT TRACTS, WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS, ACCESS EASEMENTS AND NON EXCLUSIVE INGRESS, DRAINAGE AND UTILITY EASEMENT, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_

CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

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

WITNESS: \_\_\_\_\_  
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, PERSONALLY APPEARED \_\_\_\_\_, CHAIRMAN AND \_\_\_\_\_ SECRETARY ON BEHALF OF THE THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5. THEY ARE [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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

#### ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF INGRESS AND EGRESS OF TRACT R, IRRIGATION EASEMENTS (IQE), SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CHAIRMAN: \_\_\_\_\_ SECRETARY: \_\_\_\_\_

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

WITNESS: \_\_\_\_\_  
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, PERSONALLY APPEARED \_\_\_\_\_, CHAIRMAN AND \_\_\_\_\_ SECRETARY ON BEHALF OF THE THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1. THEY ARE [ ] PERSONALLY KNOWN TO ME OR [ ] HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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

#### TITLE CERTIFICATION:

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

I, STEVEN R. PARSON, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ (\_\_\_\_M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF MATTAMY AT SOUTHERN GROVE PLAT 1 IS VESTED IN THE NAME OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.

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 2018.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_

\_\_\_\_\_  
STEVEN R. PARSON, PARTNER  
FLORIDA BAR NO. 351903  
SHUTTS & BOWEN LLP  
525 OKEECHOBEE BLVD., SUITE 1100  
WEST PALM BEACH, FL 33401

#### SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°50'39"W. ALONG THE SOUTH LINE OF PARCEL 1, SOUTHERN GROVE PLAT NO. 4, AS RECORDED IN PLAT BOOK 56, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

3) 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.

4) AS PER FLORIDA STATUTES 177, ALL UNDERLYING/PREVIOUSLY RECORDED ITEMS IN SOUTHERN GROVE PLAT NO. 4, PER PLAT BOOK 56, PAGE 18 OF THE ST. LUCIE COUNTY RECORDS, LYING WITHIN THIS REPLAT, SUCH AS EASEMENTS, TRACTS AND PARCELS WILL BE VACATED BY VIRTUE OF THIS RE-PLAT.

5) "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVDED 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 ST. LUCIE COUNTY.

#### 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 \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 5005

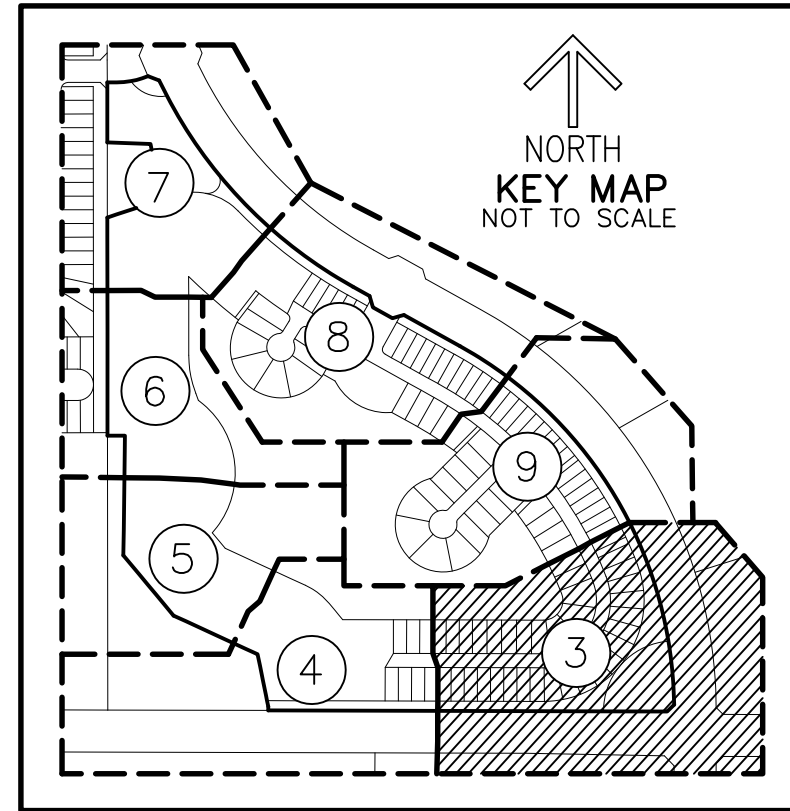
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CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATION NO. LB 3591

SURVEYOR



# MATTAMY AT SOUTHERN GROVE PLAT 1

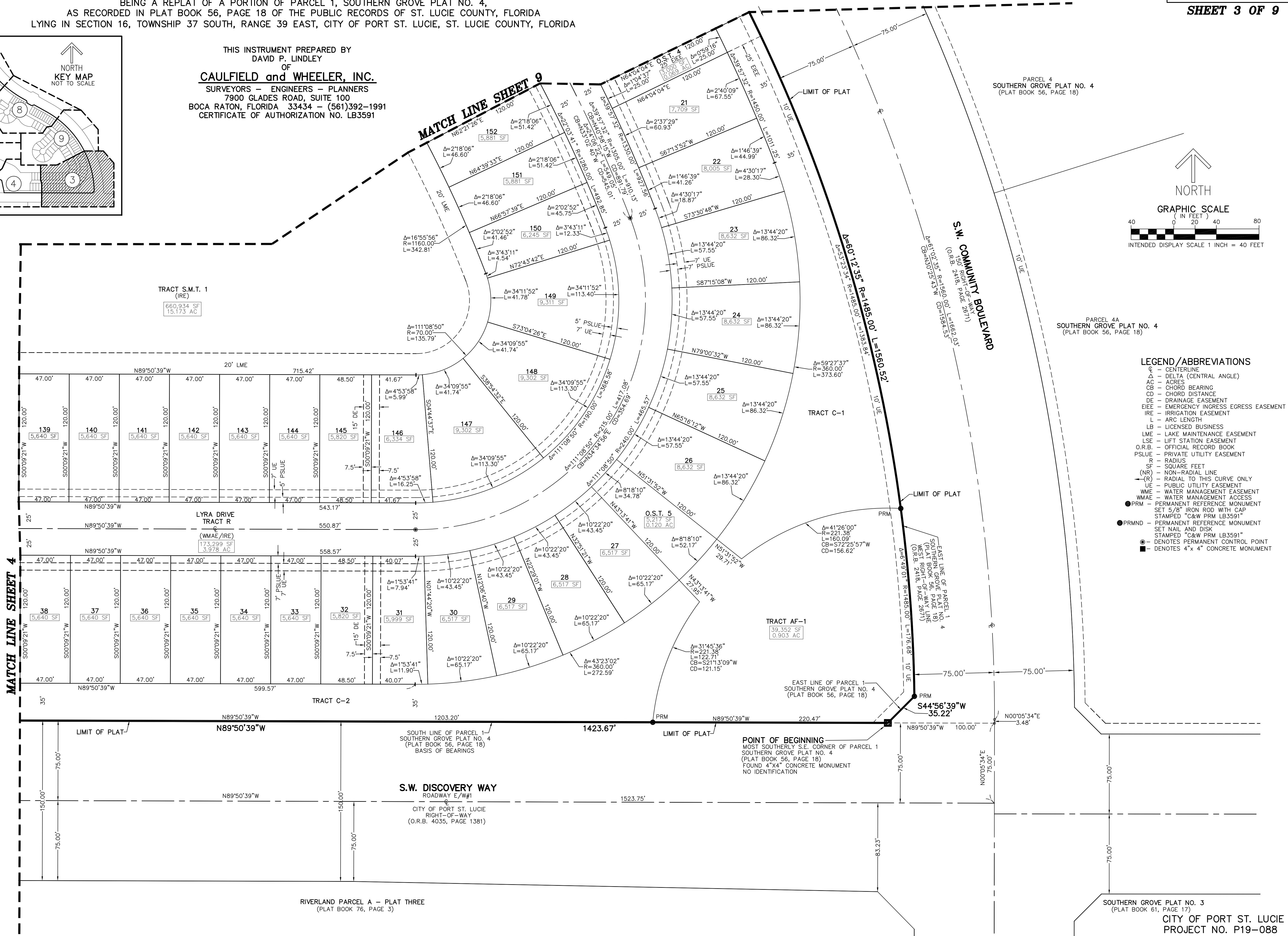
BEING A REPLAT OF A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 4,  
AS RECORDED IN PLAT BOOK 56, PAGE 18 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA  
LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
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7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

**MATCH LINE SHEET 9**

**MATCH LINE SHEET 4**



# MATTAMY AT SOUTHERN GROVE PLAT 1

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

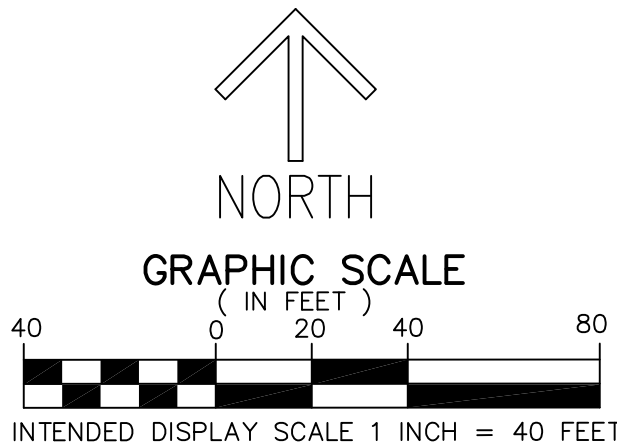
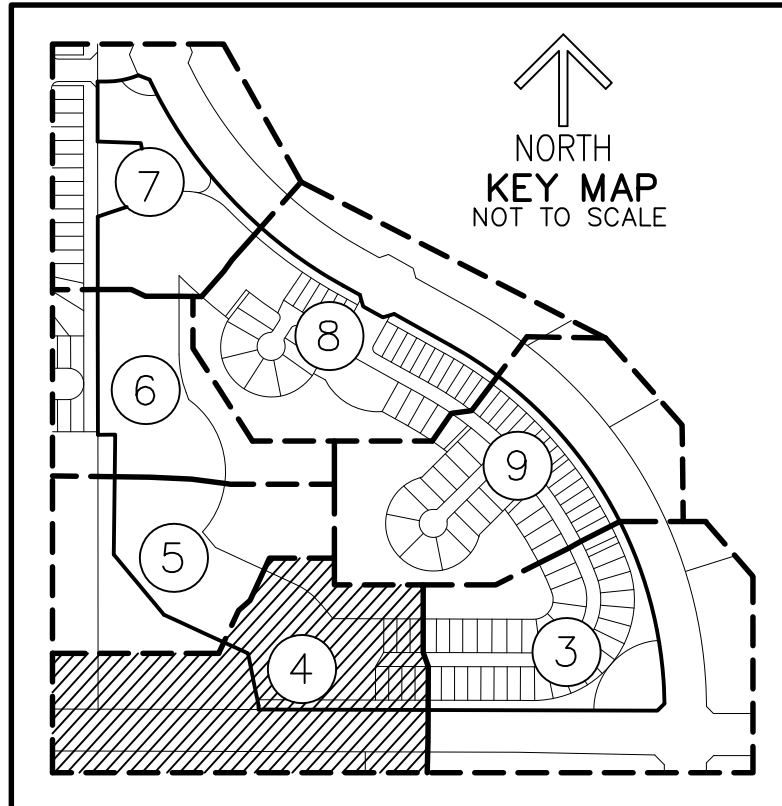
PAGE \_\_\_\_\_

**SHEET 4 OF 9**

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## LEGEND/ABBREVIATIONS

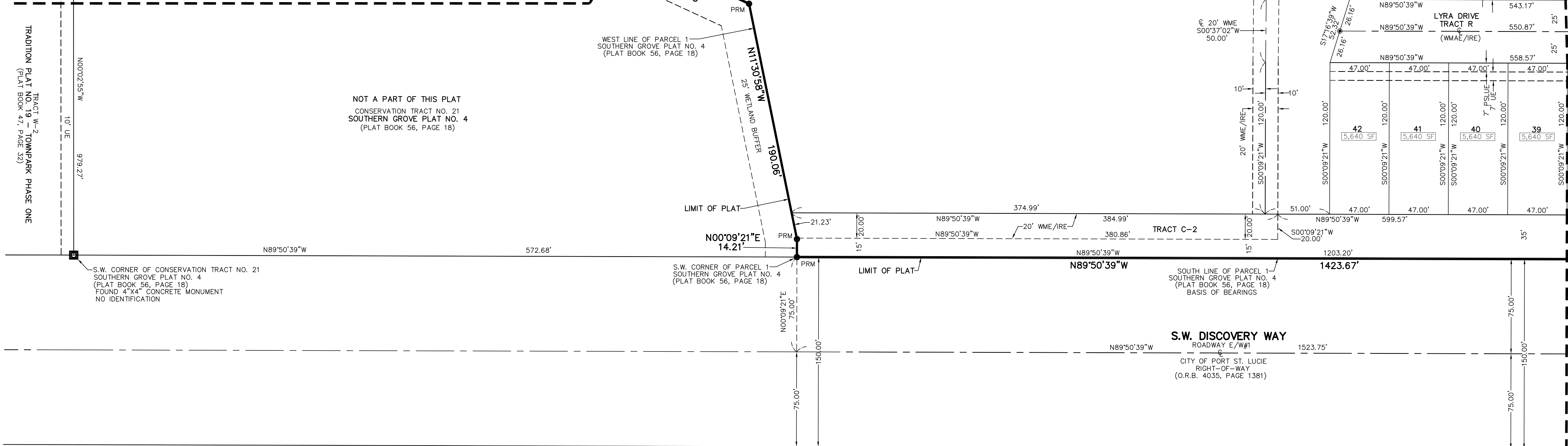
- C — CENTERLINE
- Δ — DELTA (CENTRAL ANGLE)
- AC — ACRES
- CB — CHORD BEARING
- CD — CHORD DISTANCE
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- EIEE — EMERGENCY INGRESS EGRESS EASEMENT
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SET 5/8" IRON ROD WITH CAP  
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- PRMND — PERMANENT REFERENCE MONUMENT  
SET NAIL AND DISK  
STAMPED "C&W PRM LB3591"
- — DENOTES PERMANENT CONTROL POINT
- — DENOTES 4"x 4" CONCRETE MONUMENT



**MATCH LINE SHEET 9**

**MATCH LINE SHEET 3**

**MATCH LINE SHEET 5**



UNPLATTED

RIVERLAND PARCEL A — PLAT THREE  
(PLAT BOOK 76, PAGE 3)

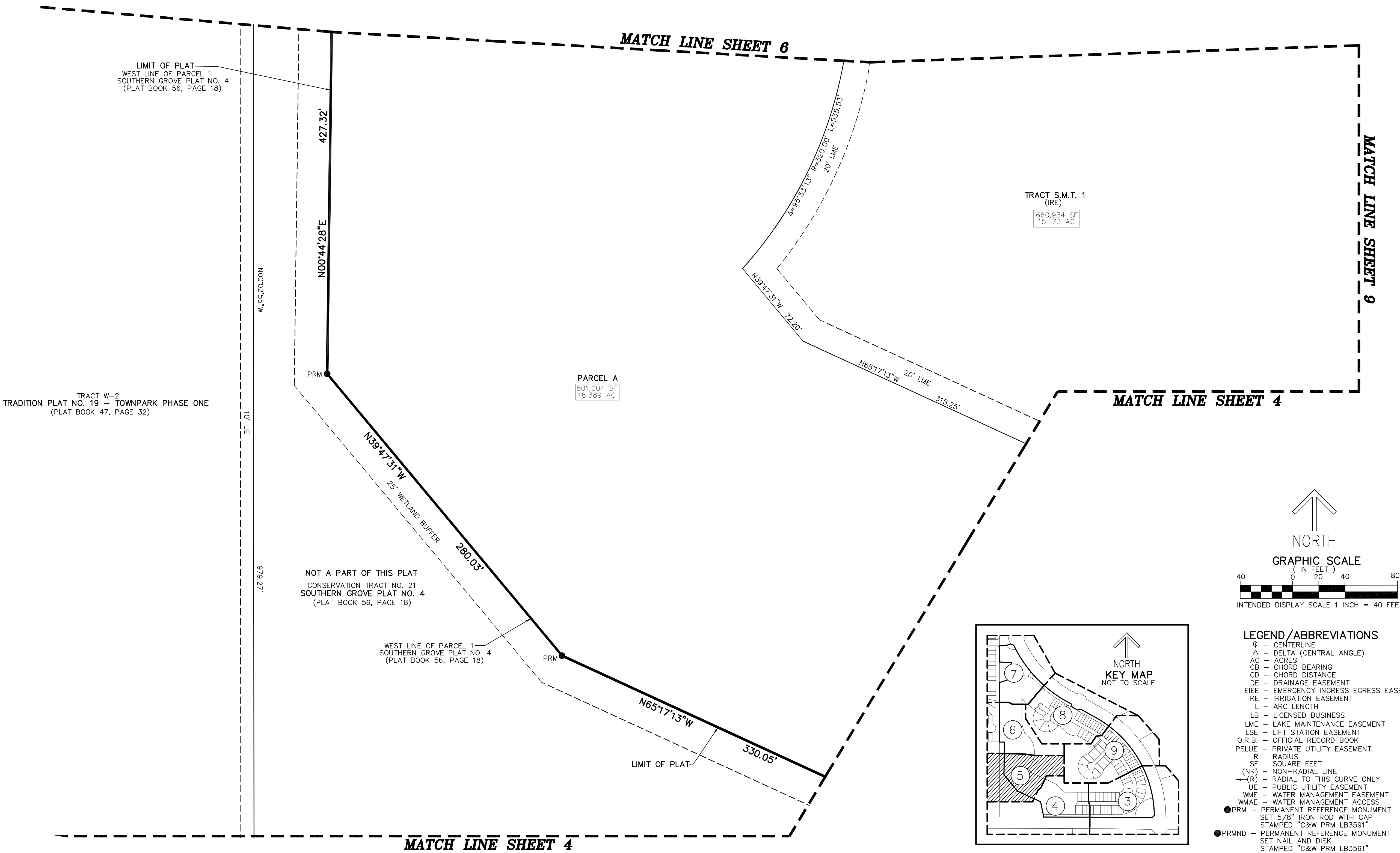
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PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

**SHEET 5 OF 9**



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**MATTAMY AT SOUTHERN GROVE PLAT 1**

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

PAGE \_\_\_\_\_

***SHEET 6 OF 9***



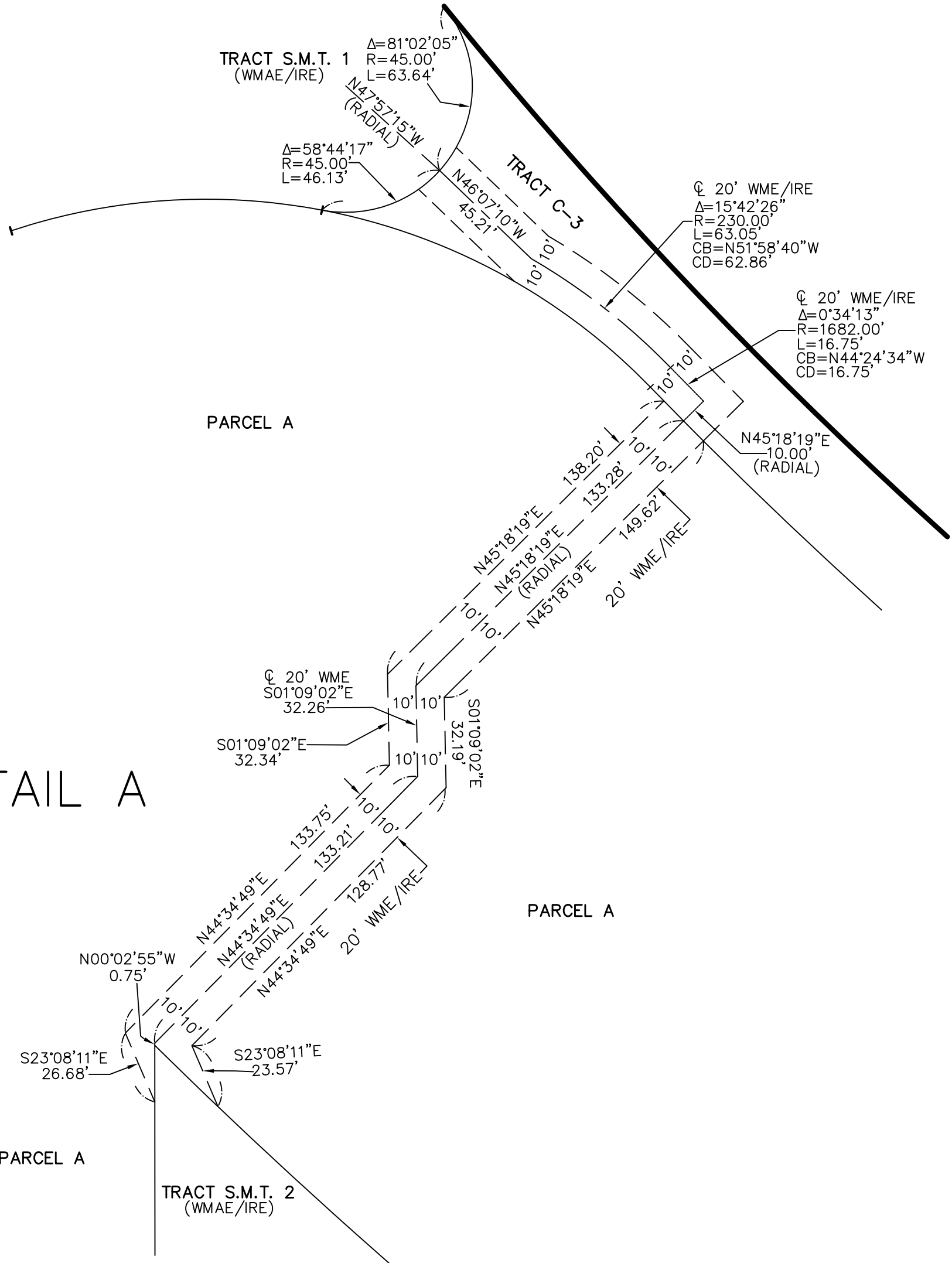
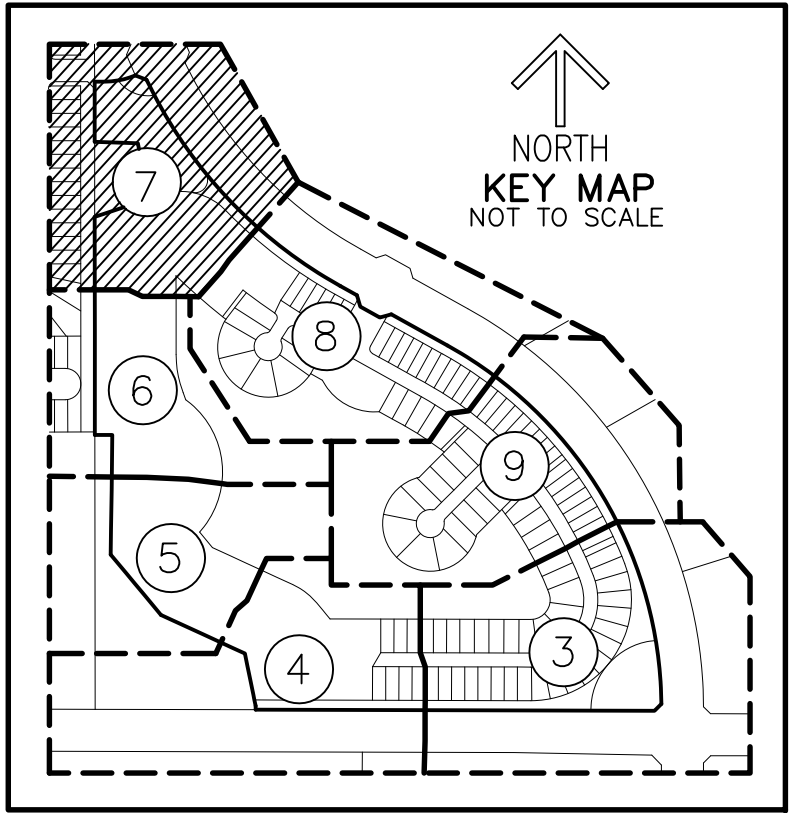
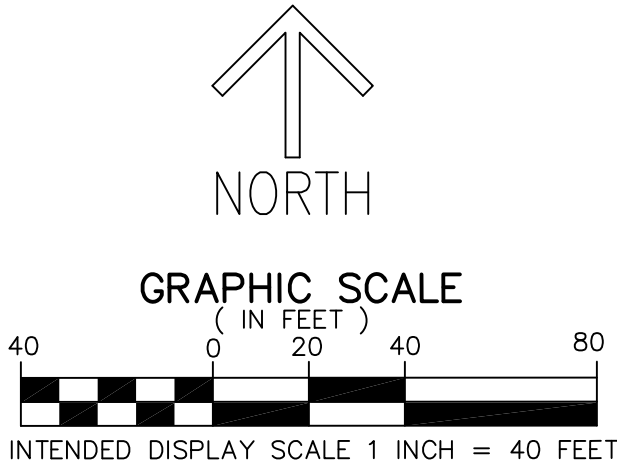


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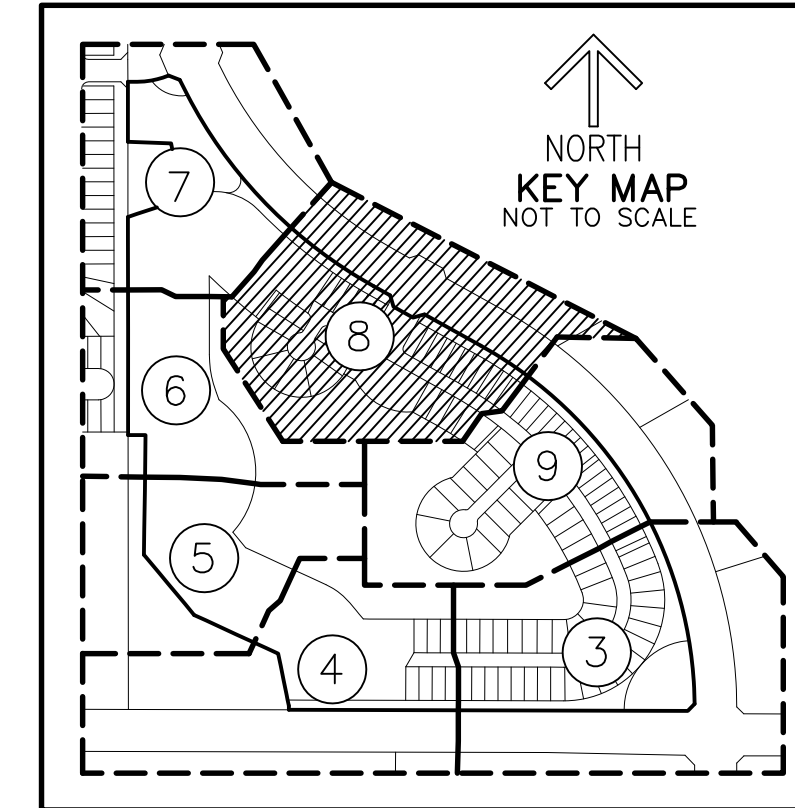
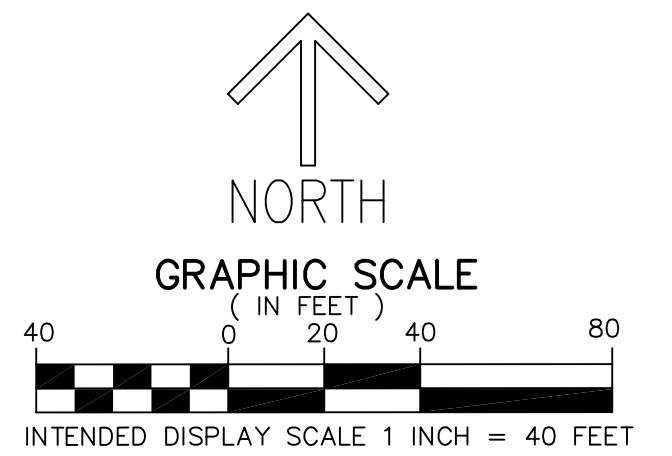
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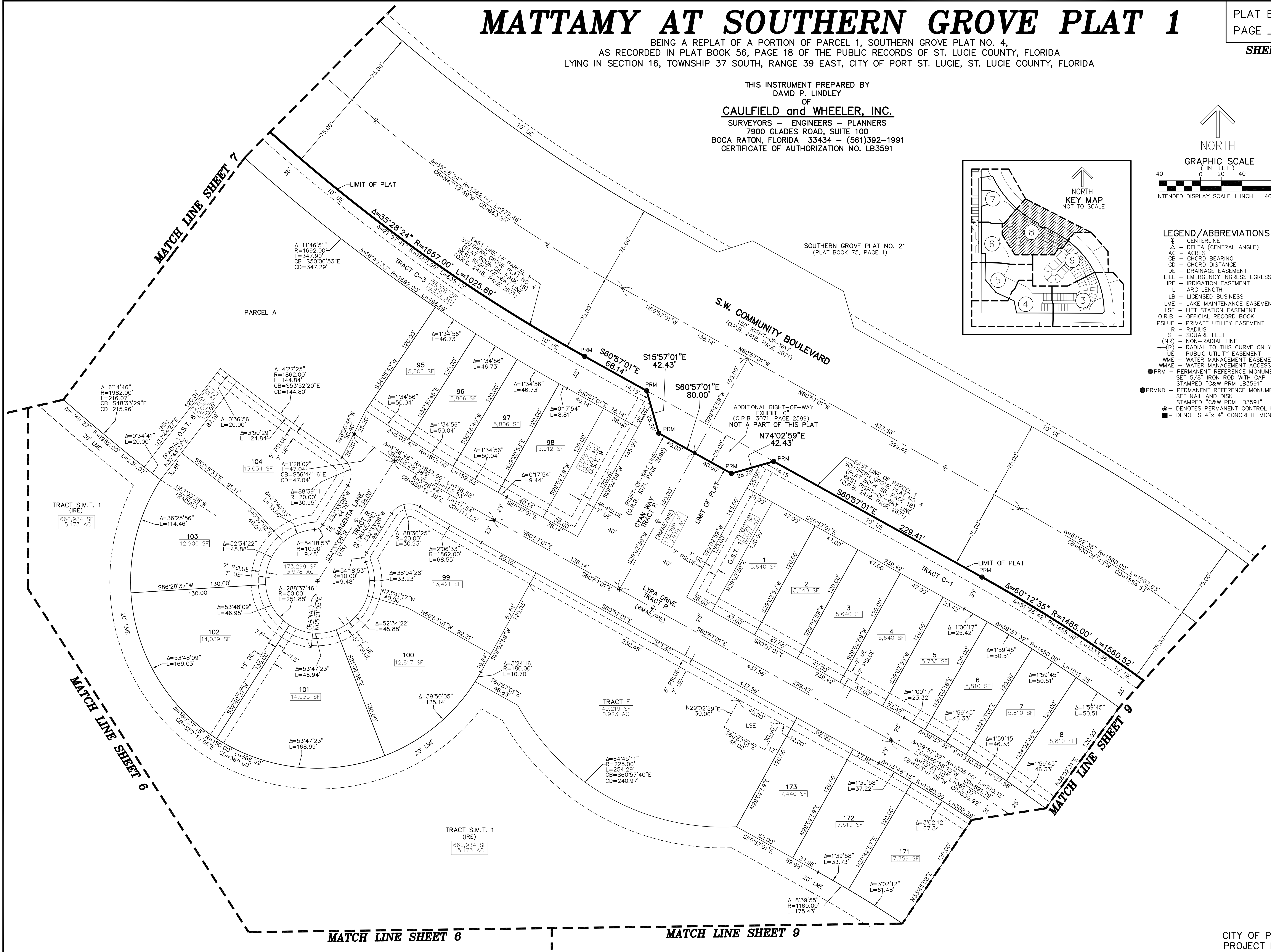
PLAT BOOK \_\_\_\_\_  
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**SHEET 8 OF 9**

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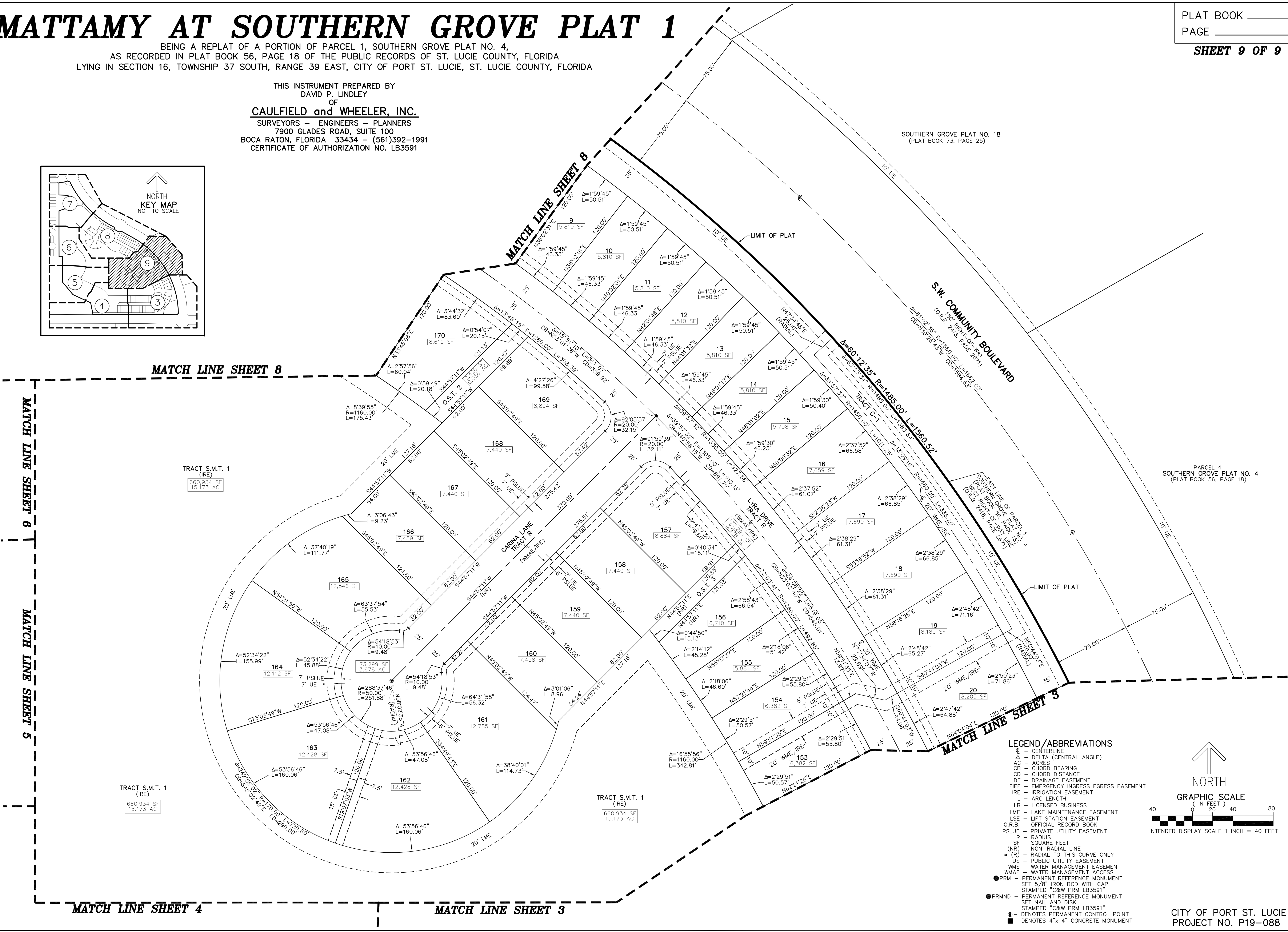
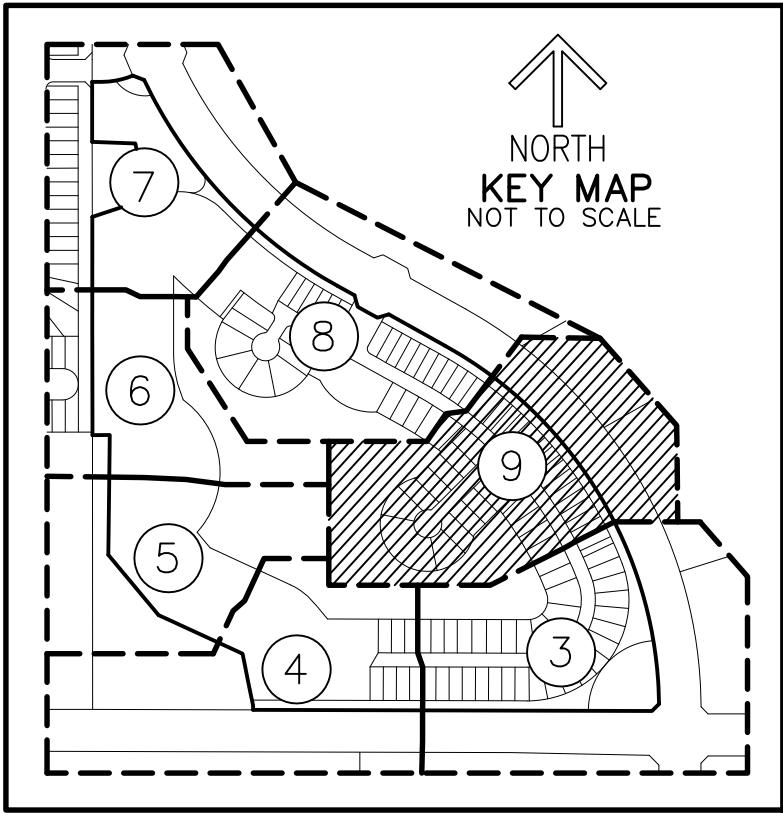




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