

SOUTHERN GROVE PLAT NO. 34

BEING A REPLAT OF TRACT 1 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 29, AS RECORDED IN PLAT BOOK 88, PAGE 34, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

DOCKET NO. _____



SITE MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT 1, SOUTHERN GROVE PLAT NO. 29, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 88, PAGE 34, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 5.623 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
CITY OF PORT ST. LUCIE

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 34", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE VACATED, ANNULLED OR TERMINATED.
- THE UTILITY EASEMENT (U.E.) AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES, AND EQUIPMENT. 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. THE OWNERS OF PARCEL 1 AND PARCEL 2, THEIR 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE.
- THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED FOR INGRESS AND EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL 1, AND THE OWNERS OF PARCEL 1, AND THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER AND UNDER SAID ACCESS EASEMENT, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE ACCESS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE NAMED PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20____.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION,
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS SIGNATURE
PRINT NAME _____

BY: _____
SIGNATURE
PRINT NAME _____

WITNESS SIGNATURE
PRINT NAME _____

ITS _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (____) PHYSICAL PRESENCE OR (____) ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY _____ THE _____ OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
NOTARY SEAL

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, DEAN, MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, 20____ ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF _____, 20____, AT _____ AM/PM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST, WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS ____ DAY OF _____, 20____.

DEAN, MEAD, MINTON & ZWEMER

BY: _____
W. LEE DOBBINS, VICE PRESIDENT
1903 S. 25TH STREET, SUITE 200
FORT PIERCE, FL 34987
FLORIDA BAR NO. 988138

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 34", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED, DATED THIS ____ DAY OF _____, 20____.

CITY OF PORT ST. LUCIE

KAREN A PHILLIPS, CITY CLERK

GREGORY J. ORAVEC, MAYOR

CLERK'S RECORDING CERTIFICATE

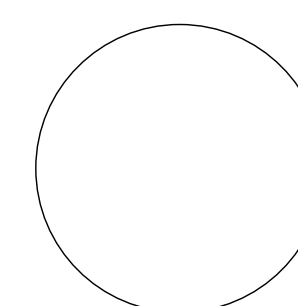
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, 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,

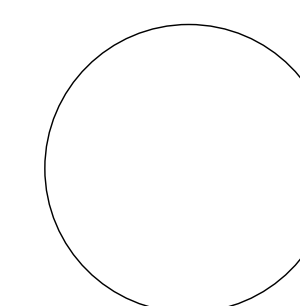
DATED THIS ____ DAY OF _____, 20____.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

SEAL
CLERK OF
THE COURT



SEAL
CITY OF PORT
SAINT LUCIE



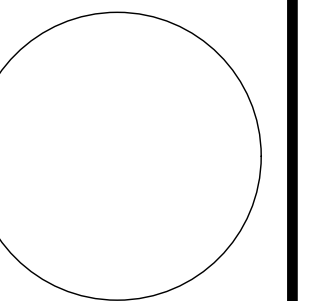
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 34 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS ____ DAY OF _____, 20____.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

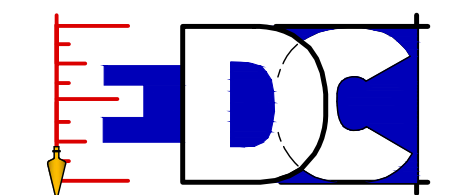
SEAL
SURVEYOR



NOTES:

- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT 1, SOUTHERN GROVE PLAT NO. 29, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 34, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 11°42'39" WEST.
- PLAT CONTAINS 5.62 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



ENGINEERS & SURVEYORS & ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

EDC PROJECT #20-272
CITY OF PORT ST. LUCIE
PROJECT NO. P20-216
PSLUSD FILE NO. 5288

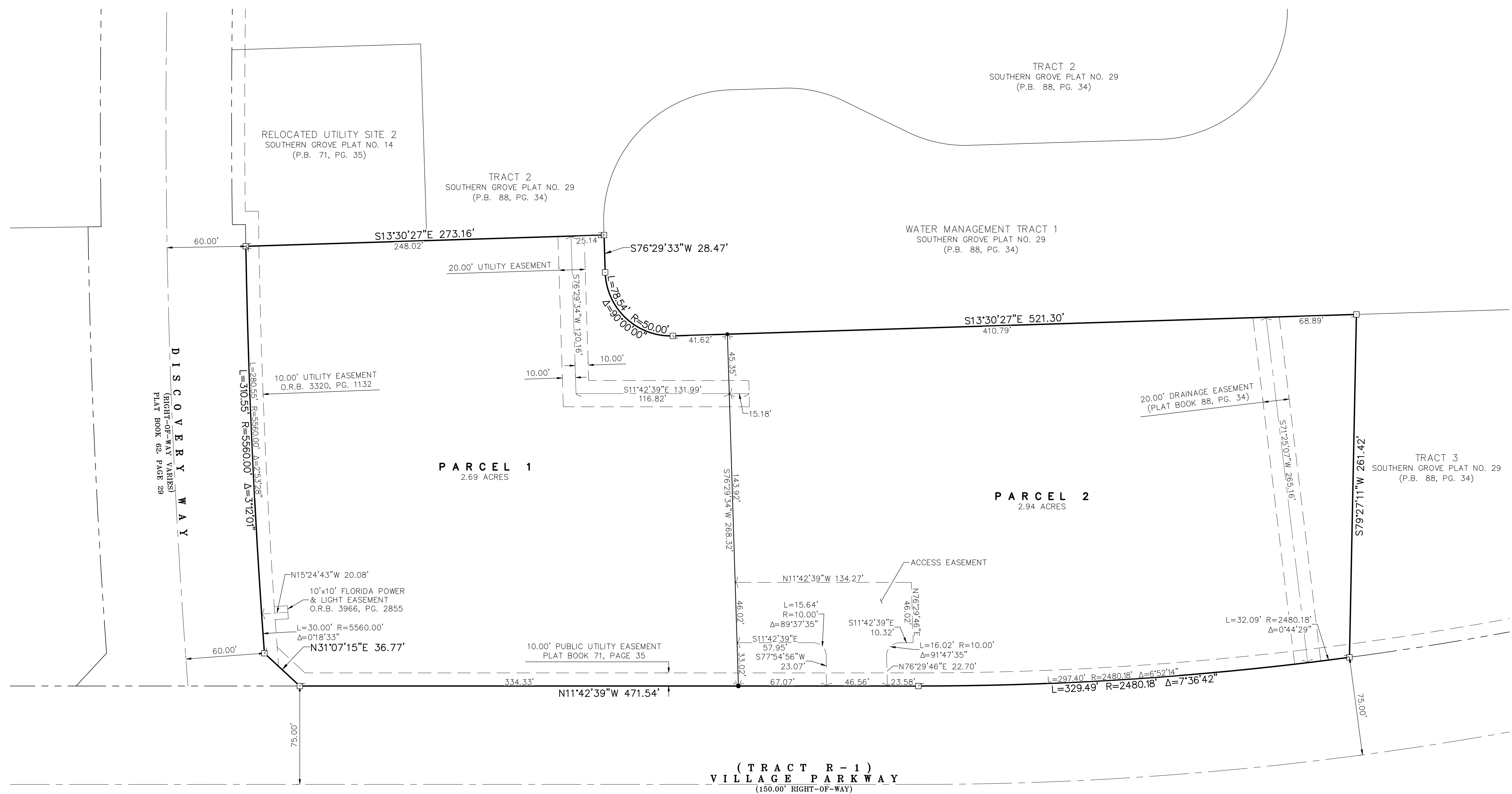
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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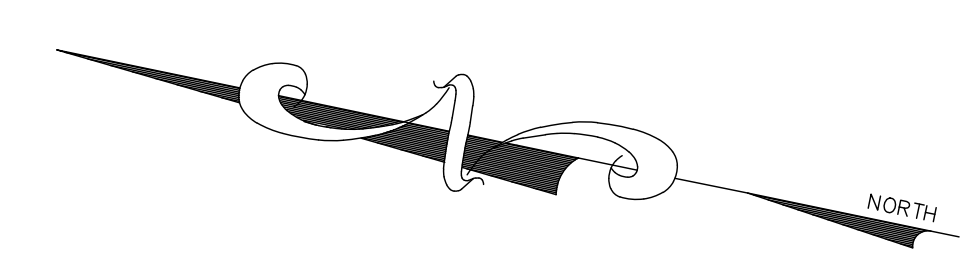
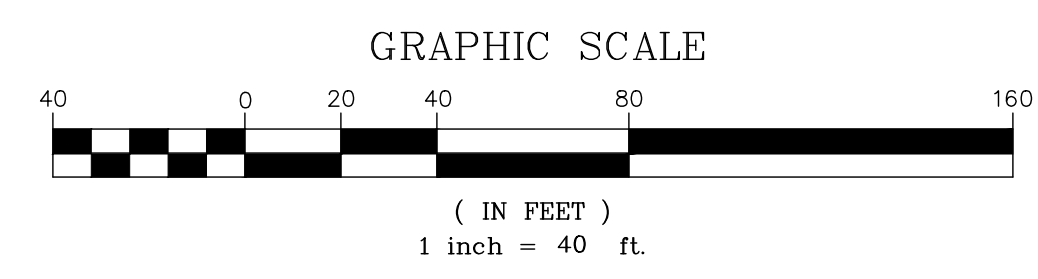
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PLAT BOOK _____
PAGE _____
DOCKET NO. _____



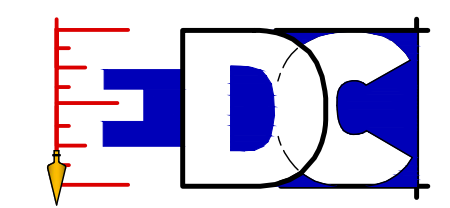
(TRACT R-1)
VILLAGE PARKWAY
(150.00' RIGHT-OF-WAY)
PLAT BOOK 61, PAGE 17



LEGEND

<ul style="list-style-type: none"> □ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098" 	<ul style="list-style-type: none"> P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING P.L.S. PROFESSIONAL LAND SURVEYOR P.S.M. PROFESSIONAL SURVEYOR & MAPPER L.S. LAND SURVEYOR L.B. LICENSED BUSINESS P.R.M. PERMANENT REFERENCE MONUMENT P.C.P. PERMANENT CONTROL POINT FD FOUND IR&C 5/8" IRON ROD & CAP CM CONCRETE MONUMENT IR IRON ROD O.R.B. OFFICIAL RECORDS BOOK P.B. PLAT BOOK P.C. PAGE B.E. BUFFER EASEMENT U.E. UTILITY EASEMENT P.U.E. PUBLIC UTILITY EASEMENT I.E.E. INGRESS/EGRESS EASEMENT REC. RECREATION TRACT 	<ul style="list-style-type: none"> NGS. NATIONAL GEODETIC SURVEY L.B.T. LANDSCAPE BUFFER TRACT L.S.E. LIFT STATION EASEMENT O.S.T. OPEN SPACE TRACT W.M.T. WATER MANAGEMENT TRACT R/W RIGHT-OF-WAY (NR) NON-RADIAL (D) DEED DISTANCE (C) CALCULATED DISTANCE SEC. SECTION TWP. TOWNSHIP RSE. RANGE S.P.C. STATE PLANE COORDINATE S.F. SQUARE FEET CCR CERTIFIED CORNER RECORD Δ/D CURVE CENTRAL ANGLE/DELTA R RADIUS L CURVE LENGTH CB CHORD BEARING CD CHORD DISTANCE
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PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



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