LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "CADENCE WG5D PHASE 1", BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

BEGINNING AT THE NORTHEAST CORNER OF CADENCE PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE 1, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY THE NEXT FIVE COURSES, NORTH 90'00'00" WEST, A DISTANCE OF 716.05 FEET; THENCE NORTH 66'24'55" WEST, A DISTANCE OF 660.00 FEET TO THE BEGINNING OF A NON—TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43' 19' 54", HAVING A RADIUS OF 130.00 FEET, HAVING AN ARC DISTANCE OF 98.32 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45' 15' 03" WEST FOR A DISTANCE OF 95.99 FEET; THENCE SOUTH 66'55'00" WEST, A DISTANCE OF 1139.60 FEET; THENCE NORTH 90'00'00" WEST, A DISTANCE OF 326.67 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00'00'00" WEST, A DISTANCE OF 420.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26' 38' 24", HAVING A RADIUS OF 430.00 FEET, HAVING AN ARC DISTANCE OF 199.93 FEET, AND WHOSE LONG CHORD BEARS NORTH 13' 19' 12" WEST FOR A DISTANCE OF 198.13 FEET; THENCE NORTH 26'38'24" WEST, A DISTANCE OF 95.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26' 39' 29", HAVING A RADIUS OF 770.00 FEET, HAVING AN ARC DISTANCE OF 358.26 FEET, AND WHOSE LONG CHORD BEARS NORTH 13' 18' 40" WEST FOR A DISTANCE OF 355.03 FEET; THENCE NORTH 00'01'05" EAST, A DISTANCE OF 1033.57 FEET; THENCE SOUTH 89'58'45" EAST, A DISTANCE OF 2450.31 FEET; THENCE SOUTH 00'41'50" WEST, A DISTANCE OF 952.96 FEET, AND WHOSE LONG CHORD BEARS SOUTH 19' 54' 24" EAST FOR A DISTANCE OF 932.55 FEET TO THE BEGINNING OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 41' 12' 28", HAVING A RADIUS OF 1325.00 FEET, HAVING AN ARC DISTANCE OF 952.96 FEET, AND WHOSE LONG CHORD BEARS SOUTH 19' 54' 24" EAST FOR A DISTANCE OF 932.55 FEET TO THE BEGINNING. OF REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25' 11' 07", HAVING A RADIUS OF 850.00 FEET, HAVING AN ARC DISTANCE OF 373.63 FEET TO THE PIGHT THROUGH A CENTRAL ANGLE OF 373.63 FEET TO THE PIGHT THROUGH OF 127' 55' 04" EAST FOR A DISTANCE O

CONTAINING 106.224 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CADENCE WG5D", BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACTS A, B AND C, AS SHOWN HEREON, IS RESERVED FOR MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- 2. THE ROAD RIGHT—OF—WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF SAID CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, 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 SUCH (STREETS, RIGHTS-OF-WAY) AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION, AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES OR EQUIPMENT. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY. 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 TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, 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.
- 3. THE OPEN SPACE TRACTS (0-1, 0-2, 0-4) Through (0-15) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, 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 CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC.
- 4. ALL PRIVATE UTILITY EASEMENTS (PUE) 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 FLORIDA PUBLIC SERVICE COMMISSION, AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF 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, MODIFICATION, INSTALLATION AND FOR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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.
- 5. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, 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 CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC..
- 6. THE WATER MANAGEMENT TRACTS (S.M.T. 8, THROUGH S.M.T. 10), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT. A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND AN IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS. THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS ARE RESPONSIBILITY OF THE CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.
- 7. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, 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 CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC.
- 8. AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED, ITS SUCCESSORS AND ASSIGNS.
- 9. THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE AND SURFACE WATER MANAGEMENT. A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND AN IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.
- 10. THE ACCESS EASEMENT, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENT SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

CADENCE WG5D PHASE 1

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39
EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PRIVATE UTILITY EASEMENTS (PSLUE), SAID EASEMENT 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. CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, 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, 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 OR COST TO THE CITY. 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.

12. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 8, THROUGH S.M.T. 10) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS. 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 OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS—OF—WAY.

13. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS, AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.

14. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH ARE ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS—OF—WAY.

15. PRESERVATION TRACTS, WETLANDS, WETLAND BUFFERS AND UPLAND AREAS PART OF SAID PRESERVATION TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, ITS SUCCESSORS AND ASSIGNS, TO RETAIN THE PRESERVATION TRACTS IN THEIR NATURAL VEGETATIVE, HYDROLOGIC, SCENIC, OPEN AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH PRESERVATION TRACTS AS SUITABLE HABITAT FOR FISH, PLANTS, OR WILDLIFE. THE CDD, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE PRESERVATION TRACTS TO MAINTAIN IT AND TO ENJOIN ANY ACTIVITY ON OR USE OF THE PRESERVATION TRACTS THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION IF SUCH AREAS OR FEATURES OF THE PRESERVATION TRACTS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE. EXCEPT AS REQUIRED TO MAINTAIN THE PRESERVATION TRACTS FOR THE PURPOSES SET FORTH IN THIS PARAGRAPH, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE PRESERVATION TRACTS: CONSTRUCTION OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; DUMPING OR PLACING OF TRASH, WASTE OR OTHER UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION; EXCAVATION DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION: ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING BUT NOT LIMITED TO, DITCHING, DIKING, AND FENCING; ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER USES; ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE PRESERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.

16. LIFT STATION EASEMENT LSE, SAID EASEMENT 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. CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, 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, 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 RESPONSIBLITY OR COST TO THE CITY. 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.

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 _______, 2024.

MATTAMY PALM BEACH, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY: ______

K. KARL ALBERTSON

VICE PRESIDENT

WITNESS: ______PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

PRINT NAME

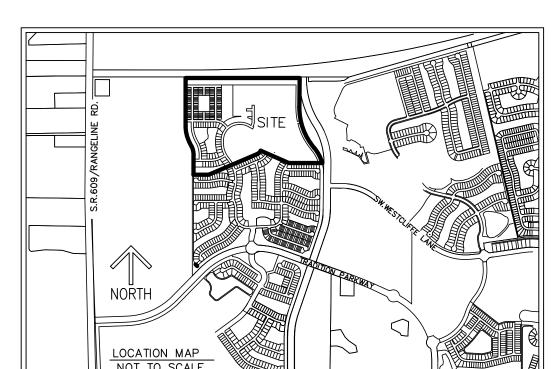
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS _____ DAY OF ______, 2024, BY K. KARL ALBERTSON VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA EXPIRATION DATE

PRINT NAME: _____

ASE 1



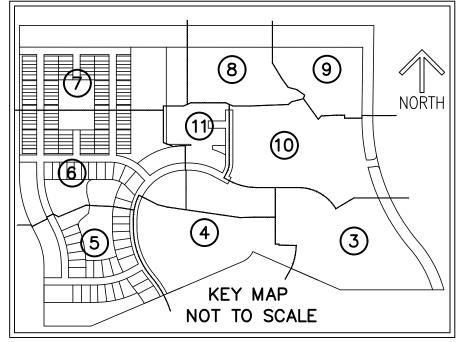
PAGE _____

SHEET 1 OF 11

PLAT BOOK __

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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



CLERK'S RECORDING CERTIFICATE: STATE OF FLORIDA

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, THIS ______, DAY OF ______, 2024.

MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.00°00'00"E. ALONG THE WEST LINE OF PARCEL 2, AS SHOWN ON THE PLAT OF CADENCE PHASE I, AS RECORDED IN PLAT BOOK 101, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.

3. 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.

4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

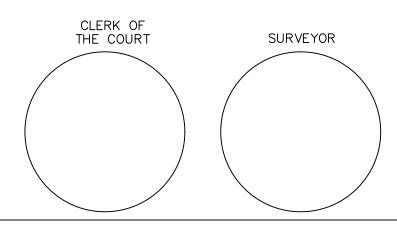
5. NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

SURVEYOR'S CERTIFICATE:

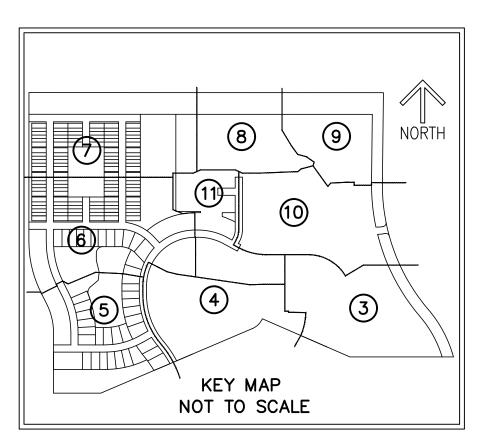
STATE OF FLORIDA COUNTY OF ST. LUCIE

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 ______, 2024.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA.
CAULFIELD AND WHEELER, INC
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392—1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591



PSLUSD PROJECT NO. 5388C CITY OF PORT ST. LUCIE PROJECT NO. P23-112



CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

IN WITNESS WHEREOF, CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AND AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS _____ DAY OF ______, 2024.

CADENCE AT TRADITION HOMEOWNER'S ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION

BY: MATT BERKIS
PRESIDENT

ACKNOWLEDGEMENT:

_____ AS IDENTIFICATION.

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __ PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS ______ DAY OF _______, 2024, BY MATT BERKIS, PRESIDENT, ON BEHALF OF CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS __ PERSONALLY KNOWN TO ME OR HAS PRODUCED

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER

PRINT NAME: _____

CADENCE WG5D PHASE 1

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS 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 SHE

SHEET 2 OF 11

PLAT BOOK ____

ACCEPTANCE OF DEDICATION:

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, WHEREIN DISTRICT NO. 1 HAS BEEN DELEGATED RESPONSIBILITY TO ACT ON BEHALF OF ALL OF THE DISTRICTS IN MATTERS RELATING TO CERTAIN INFRASTRUCTURE IMPROVEMENTS, HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO DISTRICT NO.1, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEMS IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS __ DAY OF _____, 2024.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

 ERIC SEXAUER, CHAIRMAN BOARD OF SUPERVISORS	

PRINT NAME:

ACKNOWLEDGEMENT:

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 ERIC SEXAUER, CHAIRMAN 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 SEA	AL IN THE	COUNTY AND	STATE LAST	AFORESAID	THIS	DAY OF,	2024.

COMMISSION NO. &	NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE	

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS.

DATED THIS _____, DAY OF _____, 2024

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 10

PRINT NAME	CHAIRMAN: ERIC SEXAUER

PRINT NAME

ACKNOWLEDGEMENT:

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 ERIC SEXAUER, CHAIRMAN ON BEHALF OF THE THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 10.

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 _____, 2024.

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA EXPIRATION DATE

PRINT NAME: _____

TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, ELIZABETH M. JONES, ESQ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 2024, AT ____ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.
- THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF

DATED THIS ______ DAY OF ____, 2024

THE SUBDIVISION DEPICTED BY THIS PLAT.

ELIZABETH M. JONES, ESQ.

FLORIDA BAR NO. 84177
SHUTTS & BOWEN LLP
525 OKEECHOBEE BLVD., SUITE 1100
WEST PALM BEACH, FL 33401

CITY OF PORT ST LUCIE APPROVAL OF PLAT: STATE OF FLORIDA)
COUNTY OF ST LUCIE)

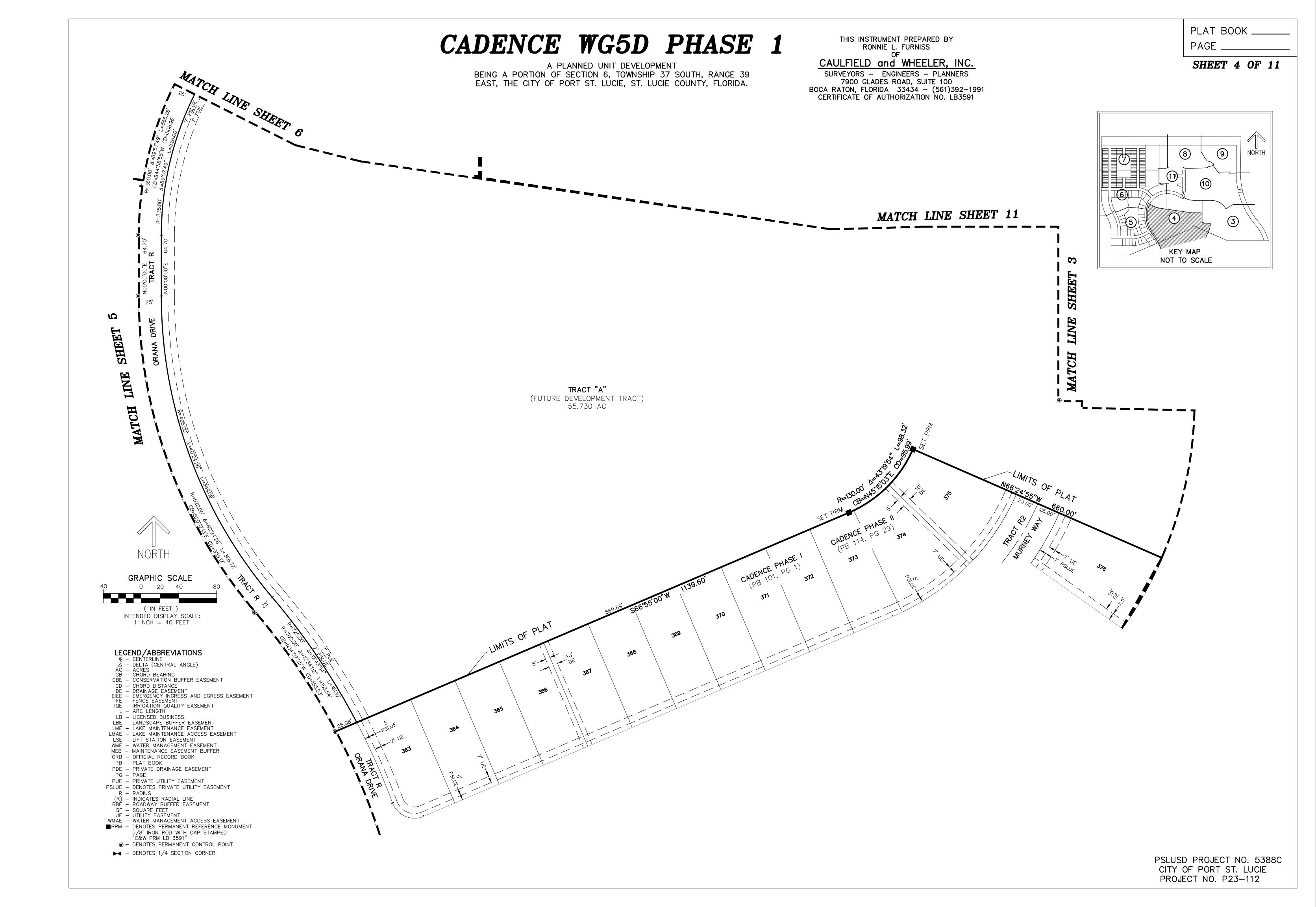
CITY OF PORT ST LUCIE: _______SHANNON M. MARTIN, MAYOR

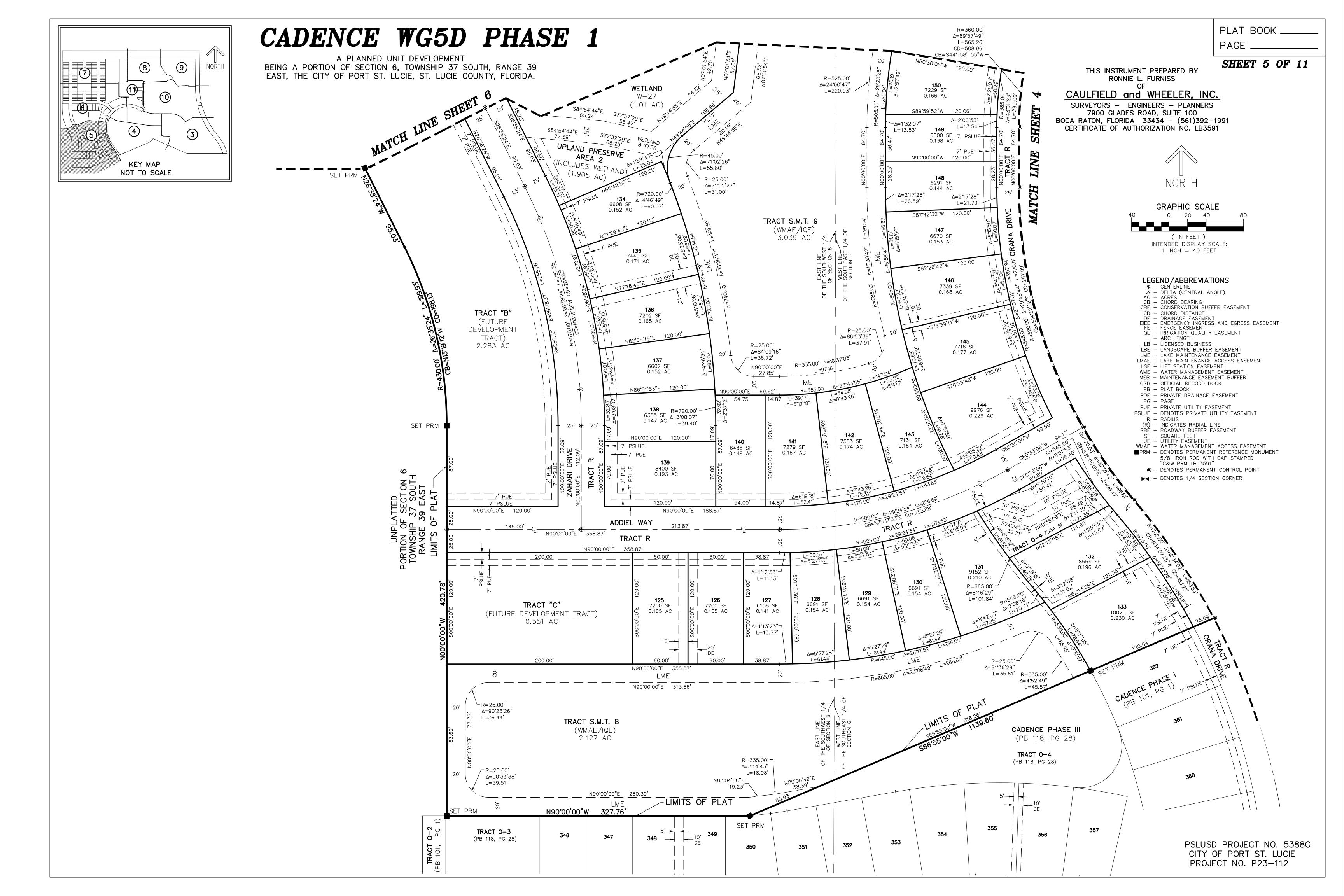
ATTEST: ______ SALLY WALSH, CITY CLERK

CITY OF PORT ST. LUCIE

> PSLUSD PROJECT NO. 5388C CITY OF PORT ST. LUCIE PROJECT NO. P23-112

PLAT BOOK ____ CADENCE WG5D PHASE 1 THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS OF CAULFIELD and WHEELER, INC. SHEET 3 OF 11 A PLANNED UNIT DEVELOPMENT SURVEYORS - ENGINEERS - PLANNERS BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 – (561)392–1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. N90°00'00"E 289.87' MATCH LINE SHEET 10 KEY MAP NOT TO SCALE CBE — CONSERVATION BUFFER EASEMENT CD — CHORD DISTANCE DE — DRAINAGE EASEMENT EIEE — EMERGENCY INGRESS AND EGRESS EASEMENT FE — FENCE EASEMENT IQE — IRRIGATION QUALITY EASEMENT L — ARC LENGTH LB — LICENSED BUSINESS LBE — LANDSCAPE BUFFER EASEMENT IMF — IAKE MAINTENANCE FASEMENT LME - LAKE MAINTENANCE EASEMENT LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT MEB - MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT PG - PAGE PUE - PRIVATE UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT R - RADIUS (R) — INDICATES RADIAL LINE RBE — ROADWAY BUFFER EASEMENT SF — SQUARE FEET UE — UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "Ć&W PRM LB 3591" ● - DENOTES PERMANENT CONTROL POINT → DENOTES 1/4 SECTION CORNER TRACT "A" (FUTURE DEVELOPMENT TRACT) 55.730 AC GRAPHIC SCALE INTENDED DISPLAY SCALE: 1 INCH = 40 FEETR=20.00' Δ=18°47'47" S82°39'59"E \ ________53.76'_\ R=45.00' ¬ Δ=87°26'30" \sim L=6.56' N90°00'00"E 430.77' CADENCE PHASE II (PB 114, PG 29) TEMPORARY L=68.68' Δ=1°25'51^{''} **EMERGENCY** S82°39'59"W_L=21.23'\ INGRESS/EGRESS 53.76' EASÉMENT N90°00'00"W 427.86' 58.33' N83°14'38"W R=25.00' N90°00'00"W 113.37' / 20, $\Delta = 87^{\circ}26'30''$ $\Delta = 18^{\circ}47'47''$ L = 38.15' L = 13.12'N90°00'00"W_ POINT OF BEGINNING TRACT S.M.T. 6 -THE NORTHEAST CORNER OF CADENCE PHASE I __N21°21'17"E 33.90' Δ=3°31'36"-(PB 114, PG 29) L=52.32' 78.05' (PB 101, PG 1) N90°00'00"W 716.05' SET PRM LIMITS OF PLAT CADENCE PHASE II TRACT 0-1 (PB 114, PG 29) (PB 101, PG 1) 195 204 200 PSLUSD PROJECT NO. 5388C CITY OF PORT ST. LUCIE PROJECT NO. P23-112





CADENCE WG5D PHASE 1

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

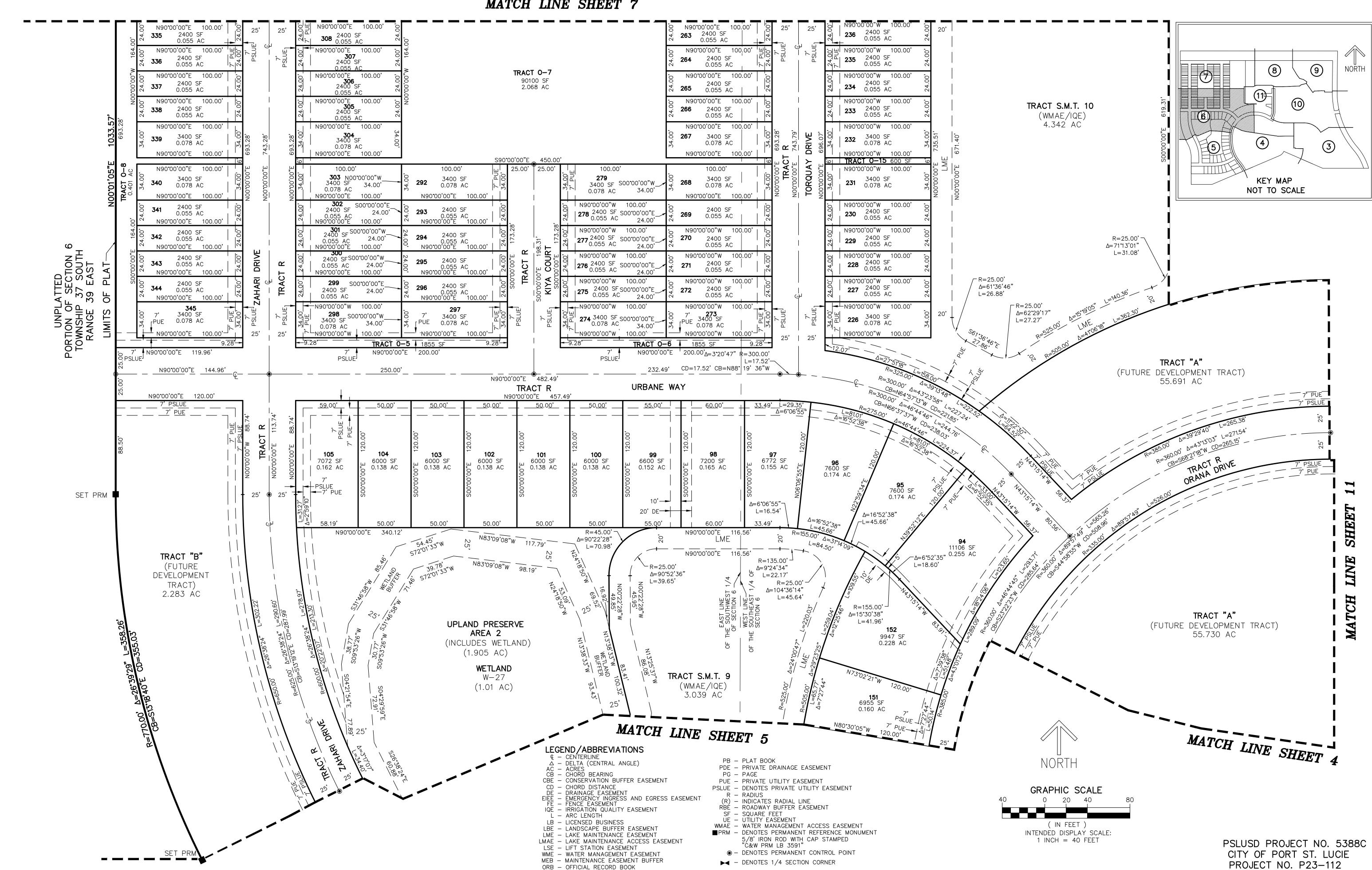
CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

SHEET 6 OF 11

PLAT BOOK ___

MATCH LINE SHEET 7



PLAT BOOK ____ CADENCE WG5D PHASE 1 THIS INSTRUMENT PREPARED BY LEGEND/ABBREVIATIONS RONNIE L. FURNISS Δ - DELTA (CENTRAL ANGLE) AC – ACRES CB – CHORD BEARING CAULFIELD and WHEELER, INC. SHEET 7 OF 11 A PLANNED UNIT DEVELOPMENT CBE - CONSERVATION BUFFER EASEMENT BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 SURVEYORS - ENGINEERS - PLANNERS CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FE - FENCE EASEMENT 7900 GLADES ROAD, SUITE 100 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 IQE - IRRIGATION QUALITY EASEMENT L - ARC LENGTH LB — LICENSED BUSINESS LBE — LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT MEB - MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT PG - PAGE PUE - PRIVATE UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT KEY MAP R - RADIUS (R) — INDICATES RADIAL LINE RBE — ROADWAY BUFFER EASEMENT NOT TO SCALE SF - SQUARE FEET GRAPHIC SCALE UE - UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED UNPLATTED "Ć&W PRM LB 3591" PORTION OF SECTION 6 DENOTES PERMANENT CONTROL POINT (IN FEET) TOWNSHIP 37 SOUTH INTENDED DISPLAY SCALE: → DENOTES 1/4 SECTION CORNER 1 INCH = 40 FEETRANGE 39 EAST -LIMITS OF PLAT SET PRM S89°58'45"E 2450.31' 15' FLORIDA POWER AND LIGHT EASEMEN' (ORB 2726, PG 2933) TRACT 0-1 9.733 AC S89°58'45"E 2373.53' 769.72' 245.78 1358.03 TRACT R LME LOLOI WAY N90°00'00"W _769.73' N89°58'45"W 155.76' 144.73' 250.00' 250.00 125.00 N90°00'00"W 119.74' N90°00'00"W ₁ 200.00' N90°00'00"W 1200.00' ▼ N90°00'00"W 100.00' TRACT 0-12 600 SF 1 2 7' PSLUE **TRACT 0-9** 1 2000 SF 7' PSLUE ⊆R=25.00' N90°00'00"W 100.00'-—N90°00'00"W 100.00'-N90°00'00"E 100.00'¬∟ Δ=90°01'40" L=39.28' 7' PUE 3400 SF 0.078 AC **286** 285 3400 SF 0.078 AC 34.00' L=39.28 **249** 3400 SF 7' PUE 0.078 AC **250** 3400 SF 0.078 AC UNPLATTED
PORTION OF SECTION 6
TOWNSHIP 37 SOUTH
RANGE 39 EAST
LIMITS OF PLAT **322** 3400 SF 0.078 AC N90°00'00"W 100.00'
320
2400 SF S00°00'00"W_
0.055 AC 24.00' N90°00'00"W 100.00' **284**2400 SF N00°00'00"E_
0.055 AC 24.00' N90°00'00"W 100.00' N90°00'00"W 100.00' N90°00'00"W 100.00' ୃ'님│ N90°00'00"W 100.00' 2400 SF 0.055 AC 2400 SF 0.055 AC 2400 SF 0.055 AC **287** 2400 SF 0.055 AC N90°00'00"W 100.00'
319
2400 SF S00°00'00"W
0.055 AC 24.00' N90°00'00"W 100.00' **252** 2400 SF 0.055 AC 100.00' 2400 SF 0.055 AC N00°00'00"E_ 24.00' 2400 SF 0.055 AC **288** 2400 SF 0.055 AC TRACT "A" (FUTURE DEVELOPMENT TRACT) 55.730 AC N90°00'00"W 100.00' 318 2400 SF S00°00'00"E N90°00'00"W **282** 2400 SF 0.055 AC 2400 SF 0.055 AC 2400 SF 0.055 AC 2400 SF 0.055 AC 253 0.055 AC 24.00' 24.00'¯ N90°00'00"W 100.00'
317
2400 SF S00°00'00"W_
0.055 AC 24.00' N90°00'00"W 100.00' **281**2400 SF N00°00'00"E_
0.055 AC 24.00' N90°00'00"W 100.00' N90°00'00"W 100.00' 2400 SF 0.055 AC **290** 2400 SF 0.055 AC 2400 SF 0.055 AC 2400 SF 0.055 AC N90°00'00"W 100.00'

280
3400 SF N00°00'00"W
0.078 AC 34.00' \$90°00'00"W 100.00' **316** 3400 SF \$00°00'00"E_ 0.078 AC 34.00' N90°00'00"W 100.00' 3400 SF 0.078 AC 3400 SF 0.078 AC **291** 3400 SF 0.078 AC 693.28 F R 743.79 DRIVE 34.00' TRACT 0-13 600 SF N90°00'00"W 450.00' N90°00'00"E 100.00' LINE TRACT S.M.T. 10 3400 SF 0.078 AC 315 3400 SF 0.078 AC 3400 SF 0.078 AC 3400 SF 0.078 AC (WMAE/IQE) 4.342 AC N90°00'00"E 100.00' N90°00'00"E 100.00' N90°00'00"W 100.00' 2400 SF 0.055 AC 2400 SF 0.055 AC **314** 2400 SF 0.055 AC 329 2400 SF 0.055 AC N90°00'00"E 100.00' N90°00'00"E 100.00' N90°00'00"E 100.00' 258 2400 SF 0.055 AC 313 2400 SF 0.055 AC 241 0.055 AC N90°00'00"E 100.00' N90°00'00"E 100.00' N90°00'00"E 100.00' TRACT 0-7 2400 SF 0.055 AC 2400 SF 0.055 AC 312 2400 SF 0.055 AC 90100 SF 2.068 AC 240 0.055 AC N90°00'00"E 100.00' N90°00'00"E 100.00' N90°00'00"E 100.00' N90°00'00"W 100.00' 2400 SF 239 0.055 AC 2400 SF 0.055 AC 332 2400 SF 0.055 AC **311** 2400 SF 0.055 AC N90°00'00"E 100.00' N90°00'00"E 100.00' N90°00'00"E 100.00' | N90°00'00"W 100.00' **261** 3400 SF 0.078 AC **333** 3400 SF **310** 3400 SF 0.078 AC **238** 3400 SF 0.078 AC 0.078 AC ─__ N90°00'00"E 100.00' N90°00'00"W 100.00' o' **TRACT 0−14** 600 SF 237 3400 SF 0.078 AC 3400 SF 0.078 AC **309** 3400 SF 0.078 AC 3400 SF 0.078 AC 25' 25' N90°00'00"W 100.00' MATCH LINE SHEET 11 MATCH LINE SHEET 6

A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39

EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

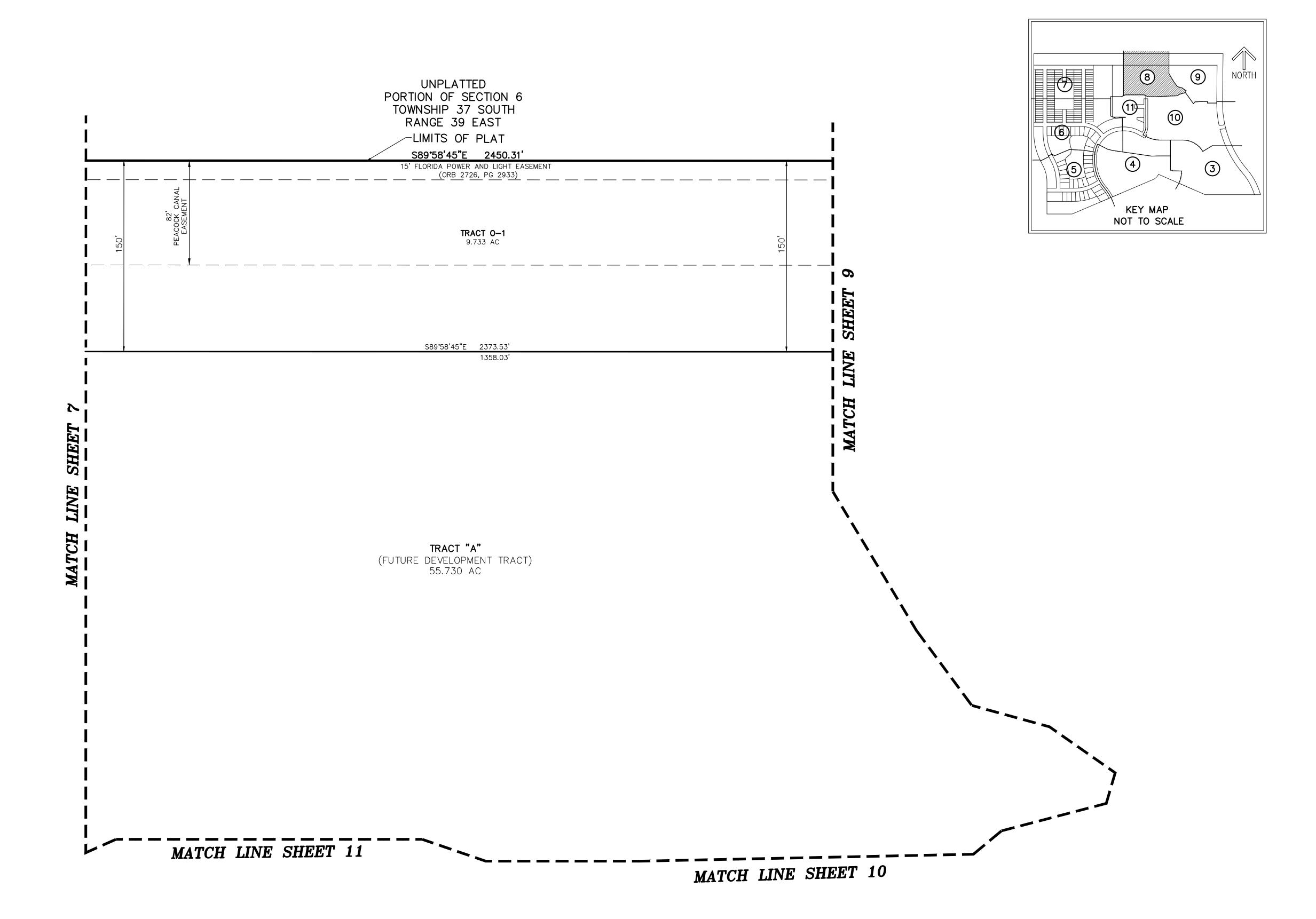
PLAT BOOK _____

SHEET 8 OF 11

GRAPHIC SCALE (IN FEET) INTENDED DISPLAY SCALE:

1 INCH = 40 FEET

- CBE CONSERVATION BUFFER EASEMENT
- CD CHORD DISTANCE
 DE DRAINAGE EASEMENT
 EIEE EMERGENCY INGRESS AND EGRESS EASEMENT
 FE FENCE EASEMENT
 IQE IRRIGATION QUALITY EASEMENT
- L ARC LENGTH
- LB LICENSED BUSINESS LBE LANDSCAPE BUFFER EASEMENT
- LME LAKE MAINTENANCE EASEMENT LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE LIFT STATION EASEMENT WME WATER MANAGEMENT EASEMENT
- MEB MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK
- PDE PRIVATE DRAINAGE EASEMENT PG - PAGE
- PUE PRIVATE UTILITY EASEMENT
- PSLUE DENOTES PRIVATE UTILITY EASEMENT R — RADIUS
- (R) INDICATES RADIAL LINE RBE ROADWAY BUFFER EASEMENT
- UE UTILITY EASEMENT
- WMAE WATER MANAGEMENT ACCESS EASEMENT
- ■PRM DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "Ć&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT
- → DENOTES 1/4 SECTION CORNER



A PLANNED UNIT DEVELOPMENT

BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39

EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS OF

CAULFIELD and WHEELER, INC.

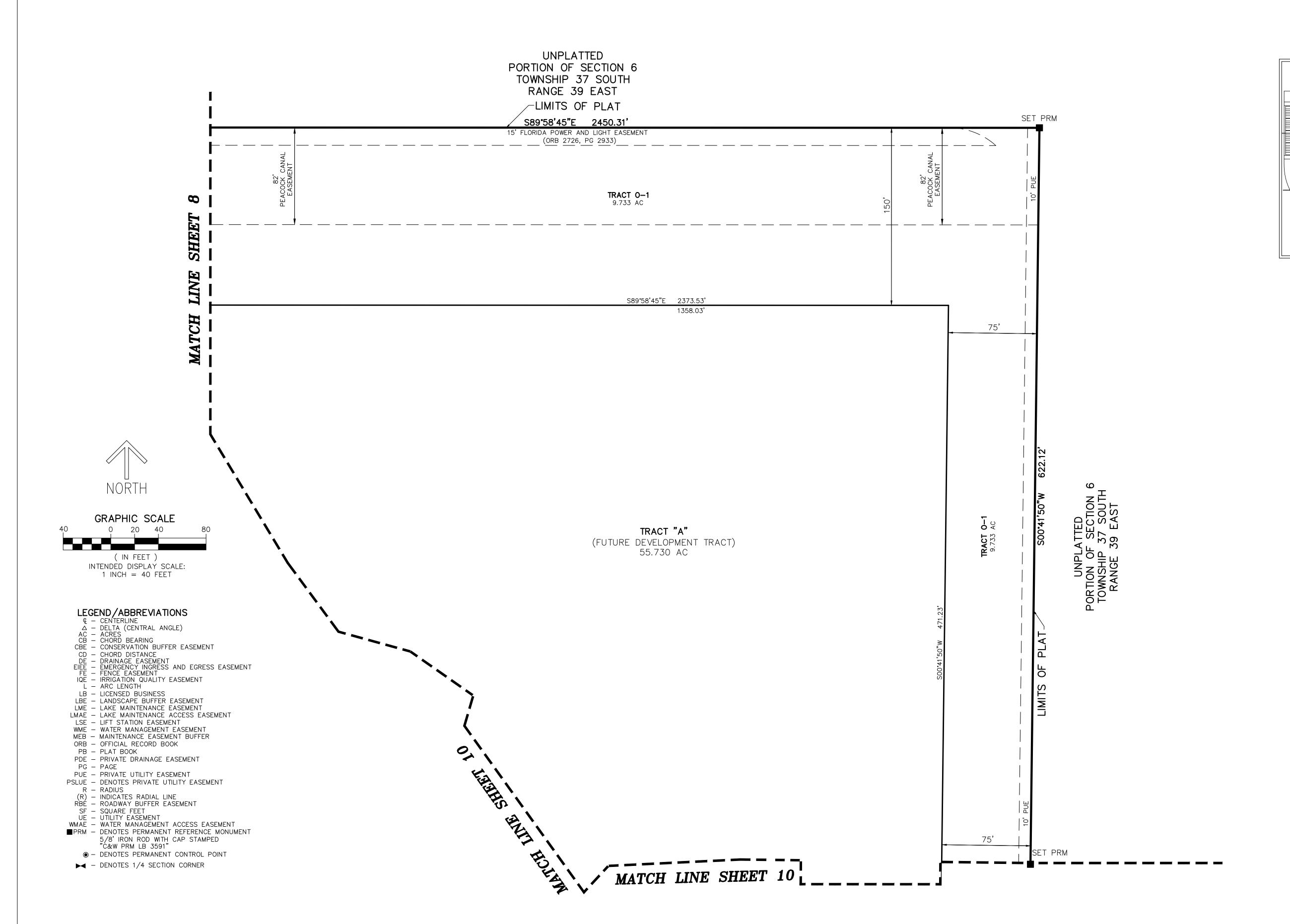
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 — (561)392—1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK ______

SHEET 9 OF 11

KEY MAP



PLAT BOOK ____ CADENCE WG5D PHASE 1 PAGE . THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS SHEET 10 OF 11 A PLANNED UNIT DEVELOPMENT CAULFIELD and WHEELER, INC. NORTH BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 SURVEYORS - ENGINEERS - PLANNERS EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 NORTH GRAPHIC SCALE 20 40 MATCH LINE SHEET 8 (IN FEET) INTENDED DISPLAY SCALE: _N90°00'00"E KEY MAP 50.00 1 INCH = 40 FEETNOT TO SCALE MATCH LINE SHEET 9 LEGEND/ABBREVIATIONS

Q - CENTERLINE 75' Δ - DELTA (CENTRAL ANGLE)

AC - ACRES

CB - CHORD BEARING

CBE - CONSERVATION BUFFER EASEMENT

CD - CHORD DISTANCE DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FE - FENCE EASEMENT
IQE - IRRIGATION QUALITY EASEMENT
L - ARC LENGTH LB - LICENSED BUSINESS LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT **6** 0 LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT MEB - MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT PG - PAGE PUE — PRIVATE UTILITY EASEMENT PSLUE — DENOTES PRIVATE UTILITY EASEMENT TRACT "A" R - RADIUS (FUTURE DEVELOPMENT TRACT) (R) — INDICATES RADIAL LINE RBE — ROADWAY BUFFER EASEMENT 55.730 AC SF — SQUARE FEET UE — UTILITY EASEMENT $\Gamma R = 54.00'$ WMAE - WATER MANAGEMENT ACCESS EASEMENT
■PRM - DENOTES PERMANENT REFERENCE MONUMENT Δ=49°20'00" L=46.50'5/8' IRON ROD WITH CAP STAMPED "Ć&W PRM LB 3591" ● - DENOTES PERMANENT CONTROL POINT ► − DENOTES 1/4 SECTION CORNER R=10.00' Δ=44'25'43" L=7.75' — N90°00'00"E 7' PUE N90°00'00"W 79.69' E=175.00' Δ=12°10'59" L=37.21' R=25.00' ^{__} Δ=86°44'18" L=37.85' TRACT (■ MATCH LINE SHEET 3 MATCH LINE SHEET 11 _S75°38'49"W 29.01' MATCH LINE SHEET 3 PSLUSD PROJECT NO. 5388C CITY OF PORT ST. LUCIE PROJECT NO. P23-112

PLAT BOOK ____ CADENCE WG5D PHASE 1 THIS INSTRUMENT PREPARED BY PAGE RONNIE L. FURNISS A PLANNED UNIT DEVELOPMENT CAULFIELD and WHEELER, INC. SHEET 11 OF 11 BEING A PORTION OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 39 SURVEYORS - ENGINEERS - PLANNERS EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA. 7900 GLADES ROAD, SUITE 100 MATCH LINE SHEET 8 BOCA RATON, FLORIDA 33434 - (561)392-1991 8 NORTH CERTIFICATE OF AUTHORIZATION NO. LB3591 MATCH LINE SHEET 7 N90°00'00"E 50.00' 3 KEY MAP NOT TO SCALE GRAPHIC SCALE S00°00'00"E N90°00'00"E 120.00' 50.00 TRACT R TRACT "A" N90°00'00"E 145.00' (FUTURE DEVELOPMENT TRACT) (IN FEET) 55.730 AC OPTIC WAY INTENDED DISPLAY SCALE: 1 INCH = 40 FEETN90°00'00"E 120.00' CD - CHORD DISTANCE DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FE - FENCE EASEMENT
IQE - IRRIGATION QUALITY EASEMENT SEE DETAIL L - ARC LENGTH LB - LICENSED BUSINESS LBE - LANDSCAPE BUFFER EASEMENT N90°00'00"W_ _S00°00'00"E LME - LAKE MAINTENANCE EASEMENT N90°00'00"W 170.00' LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT ~R=545.00' MEB - MAINTENANCE EASEMENT BUFFER ∆=1°51'42" ORB - OFFICIAL RECORD BOOK L=17.71' PB — PLAT BOOK PDE — PRIVATE DRAINAGE EASEMENT _N89°57'49"E PG - PAGE PUE - PRIVATE UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT R=545.00' ^{__} R - RADIUS (R) - INDICATES RADIAL LINE RBE - ROADWAY BUFFER EASEMENT Δ=10°15'37" L=97.60' SF — SQUARE FEET UE — UTILITY EASEMENT CD=97.47' CB=N66° 57' 05"W WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT N89°57'49"E 5/8' IRON ROD WITH CAP STAMPED **厂**20.52' "C&W PRM LB 3591" ● - DENOTES PERMANENT CONTROL POINT → DENOTES 1/4 SECTION CORNER DETAIL LSE __ 20.52' TRACT R 30.00' N90°00'00"W 21.17' N90°00'00"E **О TRACT** 5735 **PSLUE** N90°00'00"W ______30.00'______ N23°31'09"E___ 13.48' TRACT "A" NORTH (FUTURE DEVELOPMENT TRACT) 55.730 AC 6.5, GRAPHIC SCALE (IN FEET) INTENDED DISPLAY SCALE: 1 INCH = 20 FEET MATCH LINE SHEET 4