

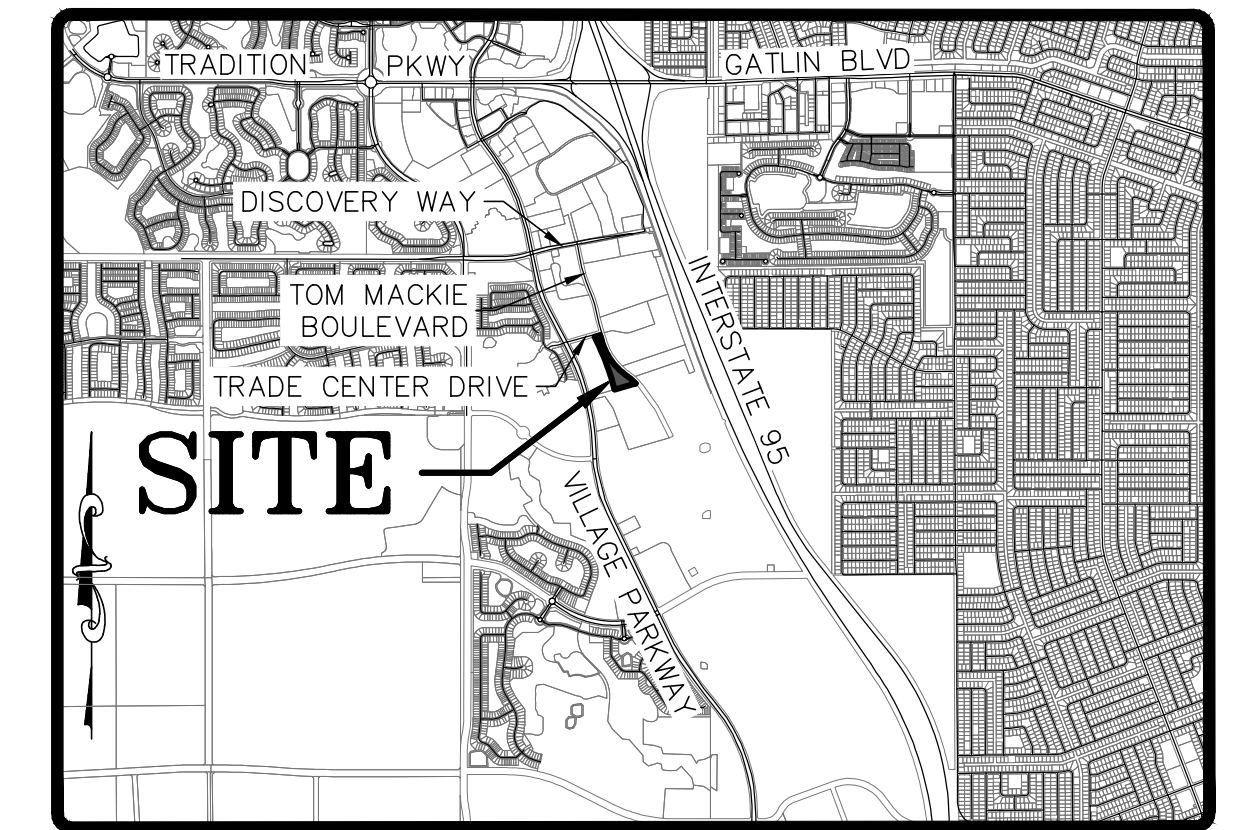
SOUTHERN GROVE PLAT NO. 41

BEING A REPLAT OF LOT 4 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 26, AS RECORDED IN PLAT BOOK 84, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 22, 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:
LOT 4, SOUTHERN GROVE PLAT NO. 26, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
CONTAINING 5.29 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP

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

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, AND TRADITION BUSINESS CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 41", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY AFFIRM AS FOLLOWS:

1. ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, 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. 26, RECORDED IN PLAT BOOK 84, PAGE 35, 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 OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE VACATED, ANNULLED OR TERMINATED AND ARE HEREBY REAFFIRMED.

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

PRINT NAME: _____ POSITION: _____

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____
PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

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 SIGNATURE _____
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, THE ABOVE NAMED TRADITION BUSINESS CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20____.

TRADITION BUSINESS CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

GEORGE T. KELLY IV, MANAGER OF GPK UNIVERSITY, LLC

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____
PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY GEORGE T. KELLY IV, MANAGER OF GPK UNIVERSITY, LLC, THE AUTHORIZED MEMBER OF TRADITION BUSINESS CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED, _____ AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE ____ DAY OF _____, 20____:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION AND TRADITION BUSINESS CENTER, LLC, THE ENTITIES EXECUTING THE DEDICATION.
- (2) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (3) THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- (4) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS ____ DAY OF _____, 20____.

SIGNED: _____
PRINTED NAME: _____
FIRM: _____
FLORIDA BAR NO. _____

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. 41", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS ____ DAY OF _____, 20____.

CITY OF PORT ST. LUCIE

CITY CLERK SHANNON M. MARTIN, MAYOR

SEAL
CITY CLERK OF
THE COURT

SEAL
CITY OF PORT
SAINT LUCIE

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,

THIS _____ DAY OF _____, 20____.

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

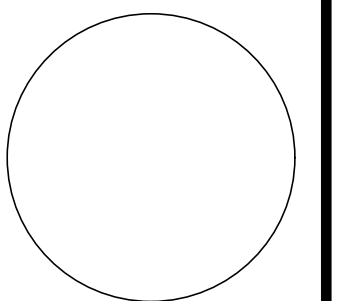
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 41 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

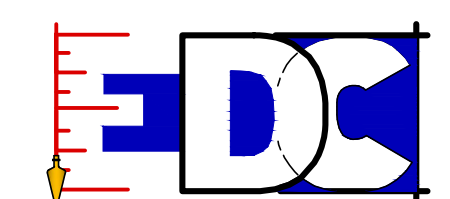
SEAL
SURVEYOR



NOTES:

- 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 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.
- 2. 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
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 2, SOUTHERN GROVE PLAT NO. 26, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 73°47'50" EAST.
- 4. PLAT CONTAINS 5.29 ACRES, MORE OR LESS.
- 5. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- 6. 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
© 732-340-4990
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

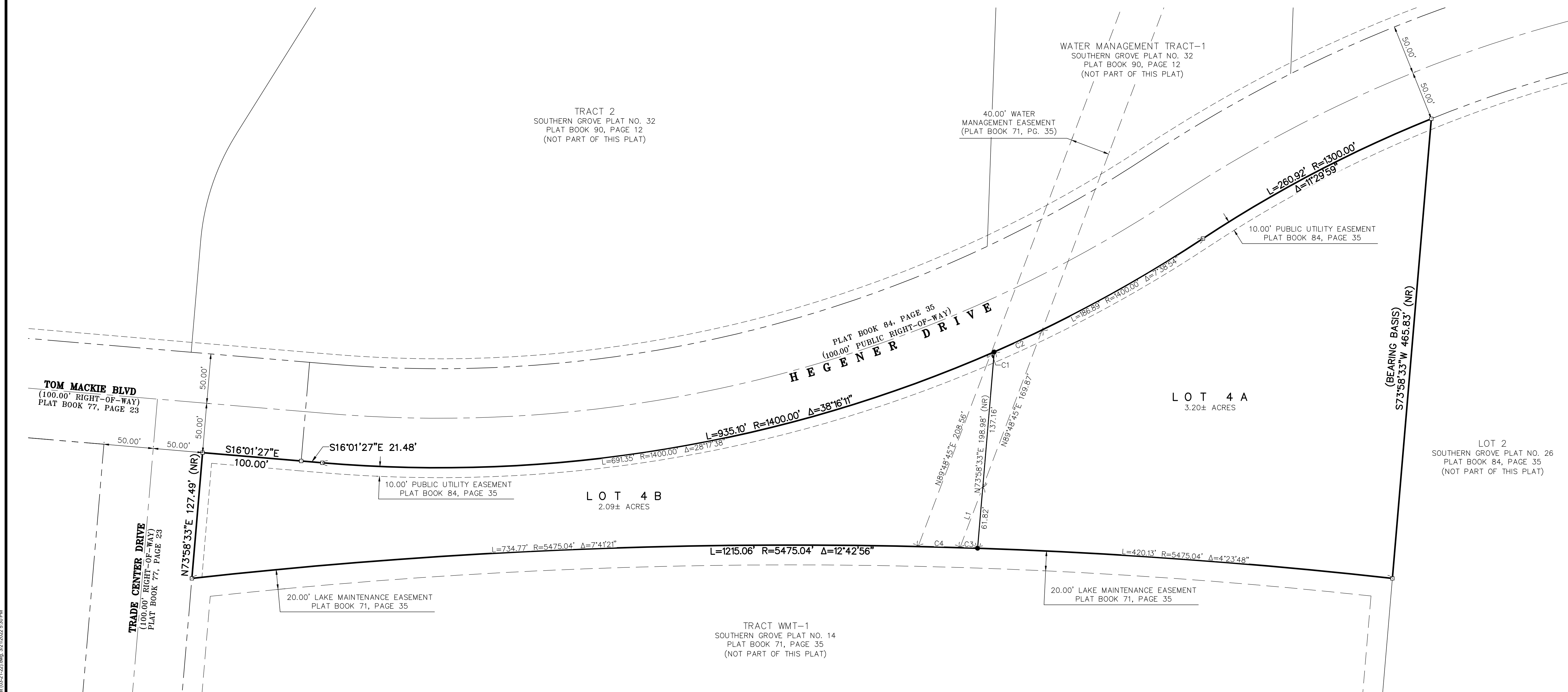
EDC PROJECT #21-433
CITY OF PORT ST. LUCIE
PROJECT NO. P21-292
PSLUSD FILE NO. 5339A

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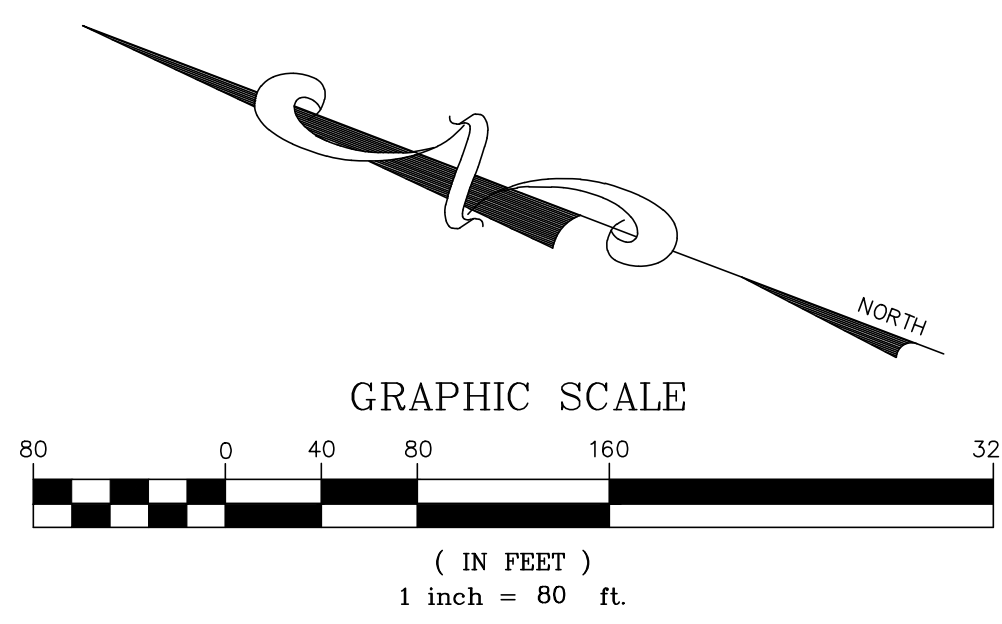
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PLAT BOOK _____
PAGE _____
DOCKET NO. _____



- LEGEND**
- 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"
 - 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 CONCRETE MONUMENT
 - IR IRON ROD
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - B.E. BUFFER EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - I.E.E. INGRESS/EGRESS EASEMENT
 - REC. RECREATION TRACT
 - 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
 - RGE. RANGE
 - S.P.C. STATE PLANE COORDINATE
 - S.F. SQUARE FEET
 - CCR CERTIFIED CORNER RECORD
 - R RADIUS
 - Δ/D CURVE CENTRAL ANGLE/DELTA
 - L CURVE LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE



Line #	Direction	Length
L1	N89°48'45"E	65.22'

Curve #	Length	Radius	Delta	Chord
C1	3.58'	1400.00'	000°08'48"	N44°23'29"W 3.58'
C2	53.28'	1400.00'	002°10'50"	N45°33'18"W 53.28'
C3	17.82'	5475.04'	000°11'11"	S19°00'27"E 17.82'
C4	42.34'	5475.04'	000°26'35"	S19°19'20"E 42.34'

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

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