

# BOUNDARY SURVEY

## PREPARED FOR

# SANSONE GROUP

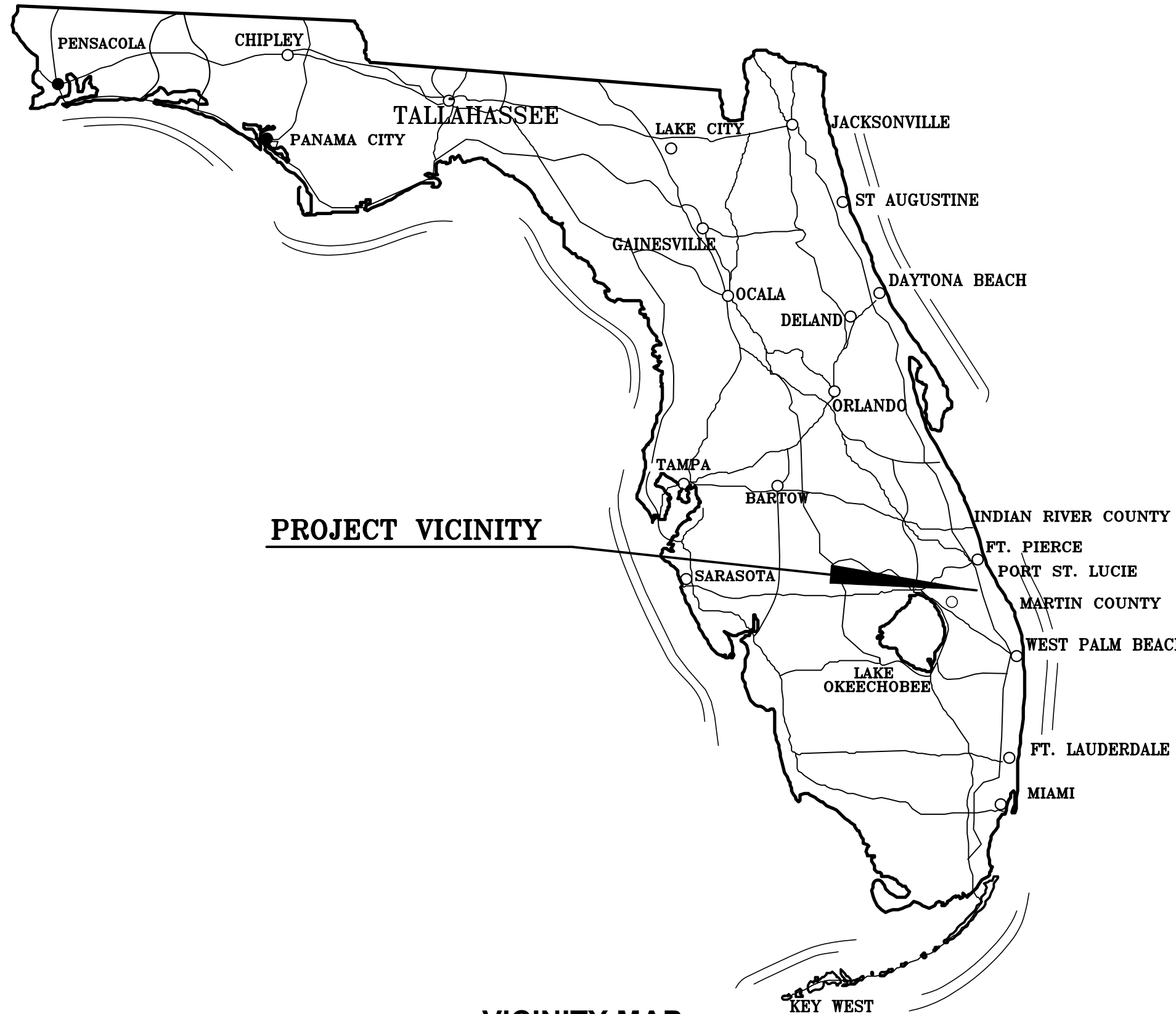
A PARCEL OF LAND BEING A REPLAT AND INCLUDING ALL OF LOT 6, AND A PORTION OF SW MARSHALL PARKWAY A 150-FOOT WIDE RIGHT-OF-WAY AS DEPICTED IN SOUTHERN GROVE PLAT NO. 46, PLAT BOOK 125, PAGES 17 THROUGH 20, A PORTION OF E/W 3 R/W A 150-FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND ALL OF UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL BEING IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LYING IN SECTIONS 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT AND INCLUDING ALL OF LOT 6, AND A PORTION OF SW MARSHALL PARKWAY A 150-FOOT WIDE RIGHT-OF-WAY AS DEPICTED IN SOUTHERN GROVE PLAT NO. 46, PLAT BOOK 125, PAGES 17 THROUGH 20, A PORTION OF E/W 3 R/W A 150-FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2418, PAGE 2680 AND OFFICIAL RECORDS BOOK 2899, PAGE 2933, AND ALL OF UTILITY SITE 4 AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, ALL BEING IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LYING IN SECTIONS 23, 26 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

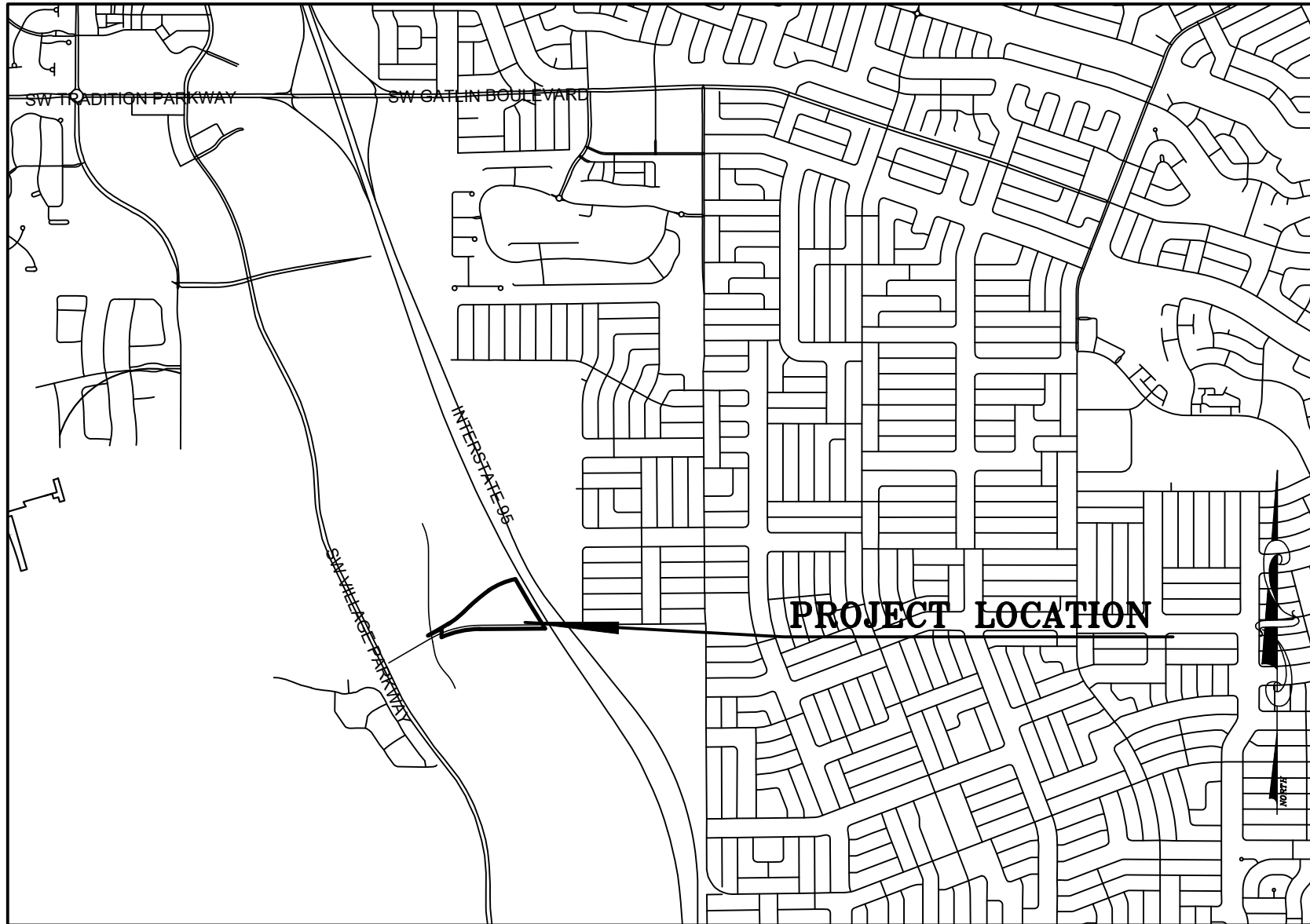
BEGIN AT THE NORTHEASTERLY CORNER OF LOT 1, SOUTHERN GROVE PLAT NO. 45, AS RECORDED IN PLAT BOOK 121, PAGES 3 THROUGH 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE SOUTH 89°33'50" WEST, ALONG THE NORTH LINE OF SAID LOT 1 BEING ALSO THE NORTH LINE OF SAID SOUTHERN GROVE PLAT NO. 45 AND ALSO THE SOUTH LINE OF SAID E/W 3 R/W, A DISTANCE OF 1,003.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,925.00 FEET; THE CHORD OF WHICH BEARS SOUTH 77°54'17" WEST, WITH A CHORD DISTANCE OF 778.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID SOUTH LINE, THROUGH A CENTRAL ANGLE OF 23°19'06", A DISTANCE OF 783.44 FEET TO A POINT ON THE WEST LINE OF A 60-FOOT WIDE FLORIDA POWER & LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE, ALONG SAID WEST LINE, NON-TANGENT TO SAID CURVE, NORTH 00°02'34" EAST, A DISTANCE OF 162.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SW MARSHALL PARKWAY BEING ALSO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2,075.00 FEET; THE CHORD OF WHICH BEARS SOUTH 63°58'02" WEST, A CHORD DISTANCE OF 298.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 08°15'05", A DISTANCE OF 298.83 FEET TO A CUSP; SAID CUSP BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 6; THE FOLLOWING 8 CALLS ARE ALONG THE NORTHERLY LINE OF SAID LOT 6; THENCE, ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 59°48'29" EAST, A DISTANCE OF 181.47 FEET; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE, A DISTANCE OF 269.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 55°27'43" EAST, WITH A CHORD DISTANCE OF 227.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°41'33", A DISTANCE OF 227.57 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,355.95 FEET; THE CHORD OF WHICH BEARS NORTH 48°52'24" EAST, WITH A CHORD DISTANCE OF 184.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°29'04", A DISTANCE OF 184.40 FEET; TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET; THE CHORD OF WHICH BEARS NORTH 46°03'21" EAST, A CHORD DISTANCE OF 170.82 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°21'21", A DISTANCE OF 170.83 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4154.62 FEET; THE CHORD OF WHICH BEARS NORTH 48°15'22" EAST, A CHORD DISTANCE OF 148.26 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°02'41", A DISTANCE OF 148.27 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4,154.62 FEET; THE CHORD OF WHICH BEARS NORTH 51°36'05" EAST, A CHORD DISTANCE OF 336.77 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°38'44", A DISTANCE OF 336.86 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,500.00 FEET; THE CHORD OF WHICH BEARS NORTH 67°07'58" EAST, A CHORD DISTANCE OF 566.85 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'58", A DISTANCE OF 570.27 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 95, HAVING A VARIABLE-WIDTH RIGHT-OF-WAY, AS LAID OUT AND IN USE AND RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 9, (I-95) SECTION 94001-2412, BEING ALSO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24,729.33 FEET; THE CHORD OF WHICH BEARS SOUTH 31°00'02" EAST, A CHORD DISTANCE OF 1,146.32 FEET; THENCE, DEPARTING SAID NORTHERLY LINE OF LOT 6, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 02°39'22", A DISTANCE OF 1,146.42 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT 45; THENCE, ALONG SAID NORTH LINE, NON-TANGENT TO SAID CURVE, SOUTH 89°33'50" WEST, A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 26.60 ACRES, MORE OR LESS.



PROJECT VICINITY

VICINITY MAP  
(NOT TO SCALE)



LOCATION MAP  
(INTENDED DISPLAY SCALE: 1"=3000')

### GENERAL NOTES

- THE LAST DATE OF DATA ACQUISITION WAS 9/23/2024.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- SUBJECT PARCEL CONTAINS 26.61 ACRES, MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AND NORTH AMERICAN DATUM OF 1983(2011). THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF LOT 1, SOUTHERN GROVE PLAT NO. 45, PLAT HAVING A BEARING OF SOUTH 89°33'50" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE FEATURES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLAN COORDINATE SYSTEM, EAST ZONE AND NORTH AMERICAN VERTICAL DATUM OF 1983(2011 ADJUSTMENT), AS ESTABLISHED USING FLORIDA DEPARTMENT OF TRANSPORTATION FPRN.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.
- THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- FOUNDATIONS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND TRIGONOMETRIC METHODS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR AN EXPECTED HORIZONTAL ACCURACY OF 0.10'.
- NO JURISDICTIONAL OR WETLANDS WERE DETERMINED OR LOCATED AS PART OF THIS SURVEY.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AREAS HAVING FLOOD ZONE DESIGNATIONS OF "X" AS SHOWN ON FLOOD RATE MAP NUMBER 12111C0400J, MAP REVISED 2/16/2012, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PUBLIC ACCESS TO THE PROPERTY IS BY WAY OF EAST-WEST 3 R/W.
- THERE ARE NO GAPS, GORES OR HIATUSES.

### CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEVE THIS IS TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 9/23/2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THOMAS P. KIERNAN, P.S.M. FLORIDA CERTIFICATE NO. 6199

### PREPARED BY CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 | FAX 772-464-9497  
www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286



REVISION  
REVIEW AND ADD COMMENTS FOR PROPERTY INFORMATION REPORT FOR  
THE FILING OF A SUBDIVISION PLAT IN ST. LUCIE COUNTY, FLORIDA

TPK 11/25/2024



PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN ST. LUCIE COUNTY, FLORIDA

NOVEMBER 14, 2024  
FATIC File No.: 110536310  
CUSTOMER REF.: 120806.00273

A search of the Public Records of ST. LUCIE County, Florida, through NOVEMBER 4, 2024, at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of SOUTHERN GROVE PLAT NO. 47 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The vesting deeds of record are as follows: Special Warranty Deed dated July 25, 2023, and recorded August 1, 2023, in Official Records Book 5024, Page 259, Public Records of ST. LUCIE County, Florida; Special Warranty Deed dated June 28, 2018, and recorded June 28, 2018, in Official Records Book 4150, Page 2692, Public Records of ST. LUCIE, County, Florida and Special Warranty Deed dated November 22, 2016, and recorded November 28, 2016, in Official Records Book 3935, Page 2995, Public Records of ST. LUCIE, County, Florida.

B.The record title holder is Port St. Lucie Governmental Finance Corporation, a Florida not for profit corporation AND City of Port St. Lucie, a Florida municipal corporation .

C. The name(s) of the record title holders **DO NOT** coincide with the name(s) shown as owner(s) on the unrecorded plat of SOUTHERN GROVE PLAT NO. 47.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Plat of SOUTHERN GROVE PLAT NO. 3 recorded in Plat Book 61, Page 17. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.**
2. Plat of SOUTHERN GROVE PLAT NO. 14 recorded in Plat Book 71, Page 35. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.**
3. Plat of SOUTHERN GROVE PLAT NO. 23, recorded in Plat Book 77, Page 23. **DOES NOT AFFECT SUBJECT PROPERTY.**
4. Plat of SOUTHERN GROVE PLAT NO. 26 recorded in Plat Book 84, Page 35. **DOES NOT AFFECT SUBJECT PROPERTY.**
5. Plat of SOUTHERN GROVE PLAT NO. 32 recorded in Plat Book 90, Page 12. **DOES NOT AFFECT SUBJECT PROPERTY.**
6. Plat of SOUTHERN GROVE PLAT NO. 40 recorded in Plat Book 102, Page 39. **DOES NOT AFFECT SUBJECT PROPERTY.**
7. Plat of SOUTHERN GROVE PLAT NO. 46 recorded in Plat Book 125, Page 17. **DOES NOT AFFECT SUBJECT PROPERTY.**

8. Right-of-Way Agreement to Florida Power & Light Company recorded in Deed Book 234, page 102, together with Supplement to Right-of-Way Agreement recorded in Deed Book 238, Page 134, as amended in Book 97, Page 505. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.**

9. Easement Relocation agreement as set forth in instrument recorded May 18, 2004 in Book 1969, Page 848, together with Easement Relocation Agreement recorded May 18, 2004, in Book 1969, Page 860, Easement Relocation Agreement recorded January 18, 2005 in Book 2140, Page 501, and License Agreement recorded August 11, 2008 in Book 3004, Page 251. **DOES NOT AFFECTS SUBJECT PROPERTY.**

10. Rights of Way set out in Special Warranty Deed recorded in Book 2418, Page 2680 and Special Warranty Deed recorded in Book 2899, Page 2933. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.**

11. Blanket Flowage Easement recorded November 7, 2007 in Book 2902, Page 1220. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.**

12. Blanket Flowage Easement (Community Boulevard - MXD Parcel) for surface water drainage granted to the City of Port St. Lucie recorded June 1, 2009 in Book 3094, Page 1591. **DOES NOT AFFECT SUBJECT PROPERTY.**

13. Temporary Access Easement Agreement as set forth in instrument recorded December 18, 2017 in Book 4076, Page 2020. **DOES NOT AFFECT SUBJECT PROPERTY.**

14. Drainage Easement recorded June 28, 2018 in Book 4150, Page 2743. **AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.**

15. Temporary Access Easement Agreement recorded July 18, 2018 in Book 4158, Page 689. **DOES NOT AFFECT SUBJECT PROPERTY.**

16. Temporary Easement Agreement for Stormwater Lake Construction and Removal of Fill Dirt recorded July 19, 2021 in Book 4650, Page 1136. **DOES NOT AFFECT SUBJECT PROPERTY**

17. Temporary Easement Agreement for Construction of Water Main recorded in Book 4790, Page 353. **AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.**

18. Easement granted to Florida Power & Light Company recorded in Book 3966, Page 2855. **DOES NOT AFFECT SUBJECT PROPERTY.**

F. Other information regarding said property includes:

1. Ordinance No. 95-039 (Land Use and Development) recorded October 27, 1995 in Book 981, Page 1615, together with Ordinance No. 95-039 recorded January 4, 1996 in Book 992, Page 2862, Ordinance No. 99-001 recorded February 15, 1999 in Book 1203, Page 1026, and Ordinance No. 00-002

recorded May 23, 2000 in Book 1301, Page 2302. **AFFECTS SUBJECT PROPERTY NOT PLOTTABLE.**

2. Commercial Service Agreement/Permit to Connect with City of Port St. Lucie Utility Systems Department as recorded December 17, 2002 in Book 1628, Page 329, and Merged, Amended and Restated Utility Service Agreement for TRADITION at Port St. Lucie by and between the City of Port St. Lucie and PSL Acquisitions, LLC, an Iowa limited liability company d/b/a PSL Acquisitions 1, LLC recorded May 4, 2012 in Book 3386, Page 1776. **DOES NOT AFFECT SUBJECT PROPERTY.**

3. Assignment of Founder's Rights (Tradition Community Charter) recorded September 19, 2011 in Official Records Book 3325, Page 1273. Assignment of Founder's Rights (Tradition Community Charter) recorded July 5, 2018 in Official Records Book 4153, Page 946. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

4. Annexation and Development Agreement by and between Westchester Development Company, LLC, a Florida limited liability company; Horizons St. Lucie Development, LLC, a Florida limited liability company; Bernard A. Egan Groves, Inc., a Florida corporation; A. Duda & Sons, Inc., a Florida corporation and the City of Port St. Lucie, a Florida municipal corporation as recorded January 28, 2003 in Book 1648, Page 2879. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

5. Ordinance 03-003 recorded February 17, 2003 in Book 1660, Page 219, as amended by Ordinance 06037 recorded September 7, 2006 in Book 2651, Page 13. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.**

6. Notice of Establishment of the Westchester Community Development District No. 5 recorded April 16, 2003 in Book 1694, Page 422, as affected by: Declaration of Consent to Imposition of Special Assessments as recorded January 14, 2004 in Book 1881, Page 2114, Notice of Establishment of the Southern Grove Community Development District No. 5A as recorded May 9, 2007 in Book 2814, Page 1392, City/District No. 5A Interlocal Agreement recorded February 5, 2009 in Book 3057, Page 1403, Notice of (1) Merger of Southern Grove Community Development District No. 5 into Southern Grove Community Development District 5A and (2) Change of Name of Southern Grove Community Development District No. 5A to Southern Grove Community Development District No. 5 as recorded November 13, 2009 in Book 3145, Page 397, Lien(s) of Record of Southern Grove Community Development District No. 5 for special assessments as recorded December 18, 2014 in Book 3700, Page 1882 and in Book 3700, Page 1893, Agreement to Dedicate and Complete-Public Infrastructure by and between Tradition Land Company, LLC f/k/a PSL Acquisitions 1, LLC, and Southern Grove Community Development District No. 5 as recorded December 18, 2014 in Book 3700, Page 1922, True-Up Agreement by Tradition Land Company, LLC f/k/a PSL Acquisitions 1, LLC, an Iowa limited liability company and the Southern Grove Community Development District No. 5 recorded December 18, 2014 in Book 3700, Page 1930, and Notice of Public Financing and Maintenance of Improvements - Southern Grove Community Development District Nos. 1 through 6 as recorded January 16, 2015 in Book 3708, Page 1198, Interlocal Agreement to Maintain Landscaping and Related Improvements lying within Certain Arterial and Collector Road Rights-of-Way Tradition Community Development District Nos. 1 - 10 recorded in Book 3739, Page 622 and Assignment recorded in Book 4030, Page 1147. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

7. Annexation Agreement recorded January 13, 2005 in Book 2137, Page 2419, as modified by Partial Release recorded November 25, 2008 in Book 3036, Page 2348; Amendment recorded January 8, 2010 in Book 3160, Page 2856; and Final Release recorded December 17, 2010 in Book 3254, Page 1355. **DOES NOT AFFECT SUBJECT PROPERTY.**

8. Notice of Adoption of the Development Order for The Southern Grove Development of Regional Impact as recorded October 30, 2006 in Book 2689, Page 189, as affected by: Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact as recorded August 21, 2007 in Book 2868, Page 1267, Educational Facilities Impact Fee Credit Agreement by and between Horizons Acquisition 5, LLC and Horizons St. Lucie Development, LLC and The School Board of St. Lucie County, Florida (Southern Grove DRI) as recorded October 5, 2007 in Book 2869, Page 650, Settlement Agreement Including Impact Fee Credit Agreement by and between St. Lucie County, Florida and Development Entities as recorded November 20, 2007 in Book 2906, Page 1203, Impact Fee Pre-Payment Agreement [Southern Grove DRI] recorded November 6, 2009 in Book 3143, Page 1301, as affected by: Notice of Assignment of Impact Fees recorded November 9, 2009 in Book 3143, Page 2986 as re-recorded December 4, 2009 in Book 3150, Page 2025, Assignment of Land Use Entitlements to PSL Acquisitions, LLC, an Iowa limited liability company recorded September 19, 2011 in Book 3325, Page 1285, Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded May 18, 2012 in Book 3391, Page 940, Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded December 20, 2012 in Book 3466, Page 342, Notice of Adoption of the Amended and Restated Development Order for The Southern Grove Development of Regional Impact recorded April 16, 2015 in Book 3736, Page 440 and Notice of Adoption recorded January 13, 2016 in Book 3826, Page 2235. Modification to Assignment and Assumption of Development Rights recorded March 9, 2022 in Official Records Book 4787, Page 234, Assignment and Assumption recorded in Book 4076, Page 2003, Amended and Restated in Book 4090, Page 655 and Assignment recorded in Book 4150, Page 2734 and Book 4153, Page 946. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

9. Interlocal Agreement Relating to Public School Sites by and between School Board of St. Lucie County and the City of Port St. Lucie recorded December 5, 2006 in Book 2714, Page 761. **AFFECTS SUBJECT PROPERTY NOT, PLOTTABLE.**

10. Declaration of Restrictions recorded December 29, 2006 in Book 2729, Page 2344, as affected by: First Amendment to Declaration of Restrictions by and between Mann RC, LLC, a Florida limited liability company; Martin Memorial Acquisition, LLC, a Florida limited liability company; Horizons St. Lucie Development, LLC, a Florida limited liability company and Horizons Acquisition 5, LLC, a Florida limited liability company and Tradition Development Company, LLC, a Florida limited liability company as recorded September 4, 2009 in Book 3124, Page 679, and Second Amendment to Declaration of Restrictions recorded February 18, 2016 in Book 3837, Page 2609. **AFFECTS SUBJECT PROPERTY NOT PLOTTABLE.**

11. Declaration of Restrictions recorded January 3, 2007 in Book 2731, Page 2884, re-recorded January 12, 2007 in Book 2739, Page 1458. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.**

12. Environmental Resource Permit Notice by South Florida Water Management District recorded April 10, 2007 in Book 2796, Page 1670. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.**

13. Waiver and Consent as to Special Assessments as recorded October 8, 2007 in Book 2889, Page 2823, as affected by: Waiver as to Special Assessments recorded December 27, 2007 in Book 2920, Page 2681. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

14. Fire/EMS Development and Impact Fee Agreement for Southern Grove Development of Regional Impact and Western Grove Development of Regional Impact recorded December 14, 2007 in Book 2916, Page 661, as affected by: First Amendment to Fire/EMS Development and Impact Fee Agreement for Southern Grove Development of Regional Impact and Western Grove Development of Regional Impact recorded February 20, 2009 in Book 3062, Page 938 and Amended and Restated Fire/EMS Development and Impact Fee Agreement recorded March 31, 2021 in Book 4581, Page 182. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

15. Declaration of Restrictions recorded December 17, 2007 in Book 2916, Page 2027 and Corrective Declaration of Restrictions recorded April 22, 2008 in Book 2964, Page 1919. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

16. Declaration of Restrictions recorded January 2, 2008 in Book 2923, Page 572. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

17. Indenture of Trust by and among Tradition Community Development District No. 1, Tradition Community Development District No. 2, and Tradition Community Development District No. 3 recorded January 31, 2008 in Book 2933, Page 1982. **DOES NOT AFFECT SUBJECT PROPERTY.**

18. Amended and Restated District Development Interlocal Agreement recorded June 11, 2008 in Book 2983, Page 1074; Amended and Restated District Development Interlocal Agreement by and among Southern Grove Community Development District No. 1, Southern Grove Community Development District No. 2, Southern Grove Community Development District No. 3, Southern Grove Community Development District No. 4, Southern Grove Community Development District No. 5, and Southern Grove Community Development District No. 6 as recorded May 15, 2013 in Book 3517, Page 2267, as affected by: Second Amended and Restated District Development Interlocal Agreement by and among Southern Grove Community Development District Nos. 1, 2, 3, 4, 5 and 6 as recorded July 16, 2013 in Book 3539, Page 672; Assignment and Direction recorded March 4, 2009 in Book 3065, Page 1878; and Partial Assignment of Dedications to Southern Grove Community Development District No. 5 as recorded December 18, 2014 in Book 3700, Page 1904 and Assignment and transfer of Public Road Credit recorded March 30, 2021 in Book 4581, Page 1012, and Memorandum recorded May 20, 2021 in Book 4613, Page 2957. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

19. Park and Recreation Impact Fee Credit Agreement Between Tradition Development Company, LLC and the City of Port St. Lucie, as recorded September 29, 2008 in Book 3018, Page 747. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

20. Declaration of Restrictions recorded June 18, 2009 in Book 3101, Page 127. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

21. Resolution 11-R06 authorizing an Interlocal Agreement relating to irrigation service with the Developments known as Tradition and Southern Grove recorded March 16, 2011 in Book 3276, Page 1487. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

22. Interlocal Agreement recorded May 7, 2014 in Book 3628, Page 2887. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

23. Terms of Lien of Record of Southern Grove Community Development District No. 5 recorded December 18, 2014 in Book 3700, Page 1882. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

24. Agreement to Dedicate and Complete-Public Infrastructure recorded December 18, 2014 in Book 3700, Page 1922. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

25. Notice of Public Financing and Maintenance of Improvements - Southern Grove Community Development Districts Nos. 1 through 6 recorded January 16, 2015 in Book 3708, Page 1198. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

26. Notice of Assignment of Impact Fees recorded May 8, 2015 in Book 3744, Page 734. **DOES NOT AFFECT SUBJECT PROPERTY.**

27. Use Restriction recorded December 30, 2015 in Book 3822, Page 798. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

28. Subject to Deed Restrictions as set forth in Special Warranty Deed recorded December 18, 2017 in Book 4076, Page 1989. **DOES NOT AFFECT SUBJECT PROPERTY.**

29. Terms and conditions of the Access and Utility Easement Agreement between 100 Traditions Acquisitions, LLC, a Florida limited liability company and Tradition Land Company, LLC, an Iowa limited liability company recorded December 18, 2017 in Book 4076, Page 2009. **DOES NOT AFFECT SUBJECT PROPERTY.**

30. Restrictions found in Special Warranty Deed recorded June 28, 2018 in Official Records Book 4150, Page 2692. As affected by First Modification of Deed Restrictions recorded December 30, 2020 in Official Records Book 4530, Page 1206. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

31. Agreement recorded June 28, 2018 in Official Records Book 4150, Page 2769. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

32. Post-Closing Agreement recorded June 28, 2018 in Official Records Book 4150, Page 2787, as affected by Founder's Consent recorded September 18, 2018 in Official Records Book 4181, Page 2085. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

33. Resolution No. 18-GFC 01 recorded June 29, 2018 in Official Records Book 4151, Page 1649. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

34. Resolution No. 18-R47 recorded June 29, 2018 in Official Records Book 4151, Page 1657. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

35. Declaration of Restrictions set forth in instrument recorded March 4, 201 in Book 3843, Page 878. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

36. Environmental Resource Permit recorded July 6, 2018 in Book 4153, Page 2284. **DOES NOT AFFECT SUBJECT PROPERTY.**

37. Commercial Charter for TRADITION recorded November 23, 2004 in Book 2098, Page 1697, as amended or affected by: First Supplement to Commercial Charter for Tradition recorded June 8, 2006 in Book 2584, Page 2025, Second Supplement to Commercial Charter for Tradition recorded June 20, 2006 in Book 2592, Page 2701, Third Supplement to Commercial Charter for Tradition recorded July 6, 2006 in Book 2605, Page 870, Fourth Supplement to Commercial Charter for Tradition recorded July 6, 2006 in Book 2605, Page 903, First Amendment to Commercial Charter for Tradition recorded July 6, 2006 in Book 2605, Page 908, Consent to Use by and between Tradition Development Company, LLC, a Florida limited liability company and Tradition Commercial Association, Inc., a Florida corporation not for profit as recorded July 6, 2006 in Book 2605, Page 919, Fifth Supplement and Second Amendment to Commercial Charter for Tradition recorded September 7, 2006 in Book 2650, Page 2111, Consent to Use recorded October 2, 2006 in Book 2668, Page 382, Seventh Supplement to Commercial Charter for Tradition recorded December 29, 2006 in Book 2729, Page 2333, Amendment to Commercial Charter for Tradition recorded January 3, 2007 in Book 2731, Page 2869, Second Amendment to Commercial Charter for Tradition recorded March 9, 2007 in Book 2776, Page 1541, Eighth Supplement to Commercial Charter for Tradition recorded March 9, 2007 in Book 2776, Page 1546, Supplement to Commercial Charter for Tradition recorded September 27, 2007 in Book 2885, Page 1351, Supplement to Commercial Charter for Tradition recorded December 12, 2007 in Book 2914, Page 2047, Amendment to Commercial Charter for Tradition recorded December 17, 2007 in Book 2916, Page 1973, Amendment to Commercial Charter for Tradition recorded January 2, 2008 in Book 2923, Page 550, Amendment to the Commercial Charter for Tradition recorded April 17, 2008 in Book 2963, Page 369, Corrective Amendment to Commercial Charter for Tradition recorded April 22, 2008 in Book 2964, Page 1931, Supplement to Commercial Charter for Tradition recorded June 16, 2008 in Book 2984, Page 2233, Amended and Restated Consent to Use recorded June 16, 2008 in Book 2984, Page 2242, Supplement to Commercial Charter for Tradition recorded August 4, 2008 in Book 3001, Page 2250, Amendment to Commercial Charter for Tradition recorded September 24, 2008 in Book 3017, Page 224, Supplement to Commercial Charter for Tradition recorded December 23, 2008 in Book 3045, Page 1132, Supplement to Commercial Charter for Tradition recorded January 14, 2009 in Book 3051, Page 1686, Amendment to Commercial Charter for Tradition recorded January 20, 2009 in Book 3051, Page 1102, Supplement and Amendment to Commercial Charter for Tradition recorded June 18, 2009 in Book 3101, Page 51, Supplement and Amendment to Commercial Charter for Tradition recorded December 30, 2009 in Book 3158, Page 2213, Amendment to the Commercial Charter for Tradition recorded January 12, 2010 in Book 3161, Page 2290, Supplement to

Commercial Charter for Tradition recorded March 29, 2010 in Book 3183, Page 1096, Amendment to Commercial Charter for Tradition recorded June 14, 2010 in Book 3204, Page 1260, Amendment to Commercial Charter for Tradition recorded June 14, 2010 in Book 3204, Page 1268, Supplement to Commercial Charter for Tradition recorded November 5, 2010 in Book 3243, Page 651, Supplement to Commercial Charter for Tradition recorded December 30, 2010 in Book 3257, Page 89, Supplement to Commercial Charter for Tradition recorded March 7, 2011 in Book 3274, Page 842, Amendment to the Bylaws of The Tradition Commercial Association, Inc., a Florida corporation not-for-profit as recorded March 7, 2011 in Book 3274, Page 846, Supplement and Amendment to Commercial Charter for Tradition recorded April 28, 2011 in Book 3288, Page 1054, Assignment of Founder's Rights (Tradition Commercial Charter) to PSL Acquisitions, LLC, an Iowa limited liability company d/b/a PSL Acquisitions 1, LLC as recorded September 19, 2011 in Book 3325, Page 1277, Supplement and Amendment to Commercial Charter for Tradition recorded September 30, 2011 in Book 3328, Page 849, Supplement and Amendment to Commercial Charter for Tradition recorded October 5, 2012 in Book 3439, Page 688, Supplement and Amendment to Commercial Charter for Tradition recorded December 10, 2012 in Book 3461, Page 1570, Supplement and Amendment to Commercial Charter for Tradition recorded August 8, 2013 in Book 3547, Page 1583, Supplement to Commercial Charter for Tradition recorded January 2, 2015 in Book 3704, Page 1617, Supplement to Commercial Charter recorded June 16, 2015 in Book 3757, Page 2243, Certificate of Amendment recorded July 9, 2015 in Book 3766, Page 637, Supplement to Commercial Charter for Tradition recorded December 30, 2015 in Book 3822, Page 794, Supplement to Commercial Charter for Tradition recorded March 4, 2016 in Book 3843, Page 863, Supplement and Amendment to Commercial Charter for Tradition recorded April 22, 2016 in Book 3860, Page 2185, Supplement and Amendment to Commercial Charter for Tradition recorded April 22, 2016 in Book 3860, Page 2193, Supplement to Commercial Charter for Tradition recorded June 3, 2016 in Book 3875, Page 2336, Supplement to Commercial Charter for Tradition recorded September 1, 2016 in Book 3908, Page 1193, and Supplement to Commercial Charter for Tradition recorded December 22, 2016 in Book 3946, Page 532, Supplement to Commercial Charter for Tradition recorded December 29, 2016 in Book 3947, Page 2329, Supplement to Commercial Charter for Tradition recorded December 29, 2016 in Book 3947, Page 2825, Supplement to Commercial Charter for Tradition recorded December 29, 2016 in Book 3948, Page 93, Supplement to Commercial Charter for Tradition recorded February 1, 2017 in Book 3959, Page 206, Supplement to Commercial Charter for Tradition recorded December 1, 2017 in Book 4070, Page 1034, Amendment to Commercial Charter for Tradition recorded March 20, 2018 in Official Records Book 4109, Page 2918, and Certificate of Amendment to Commercial Charter for Tradition recorded March 29, 2018 in Official records Book 4113, Page 2789, Assignment of Founder's Rights recorded July 6, 2018 in Official records Book 4153, Page 969, and Founder's Consent recorded September 18, 2018 in Official Records Book 4181, Page 2085. **AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.**

38. Deed restrictions contained in Special Warranty Deed recorded in Book 2418, Page 2680 and in Special Warranty Deed recorded in Book 2899, Page 2933. **AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON. THIS IS THE ORIGINAL EAST - WEST 3 ROADWAY THROUGH SUBJECT PROPERTY.**

39. Utility Infrastructure Agreement by and between City of Port St. Lucie and Port St. Lucie Governmental Finance Corporation recorded September 25, 2024 in Book 5211,Page 1685. **DOES NOT AFFECT SUBJECT PROPERTY.**

G. 2023 Ad valorem taxes on said property are Paid for Tax Parcel I. D. Number 4315-801-0004-000/6; 4315-804-0005-000/2; 4315-505-0010-020/8; 4315-505-0004-000/7; 4315-505-0010-010/5.

TITLE REPORT

COMPUTER FILE REF.	FIELD BK./PG.



**CULPEPPER & TERPENING INC**  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- R E V I S I O N S -		BY	DATE
REVIEW AND ADD COMMENTS FOR PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN ST. LUCIE COUNTY, FLORIDA	TPK	11/28/2024	

FIELD	BY	DATE
CALCS.	SG	7/2/2024
DRAWN	JHY	7/2/2024
DETAILED		
CHECKED	TPK	7/2/2024
APPROVED	TPK	7/2/2024

ALTA/NSPS LAND TITLE SURVEY

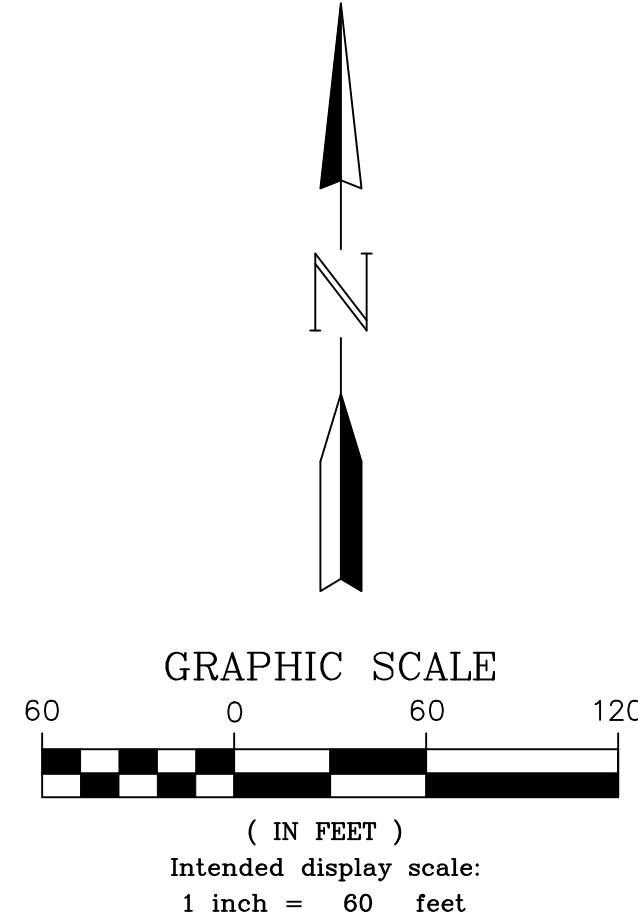
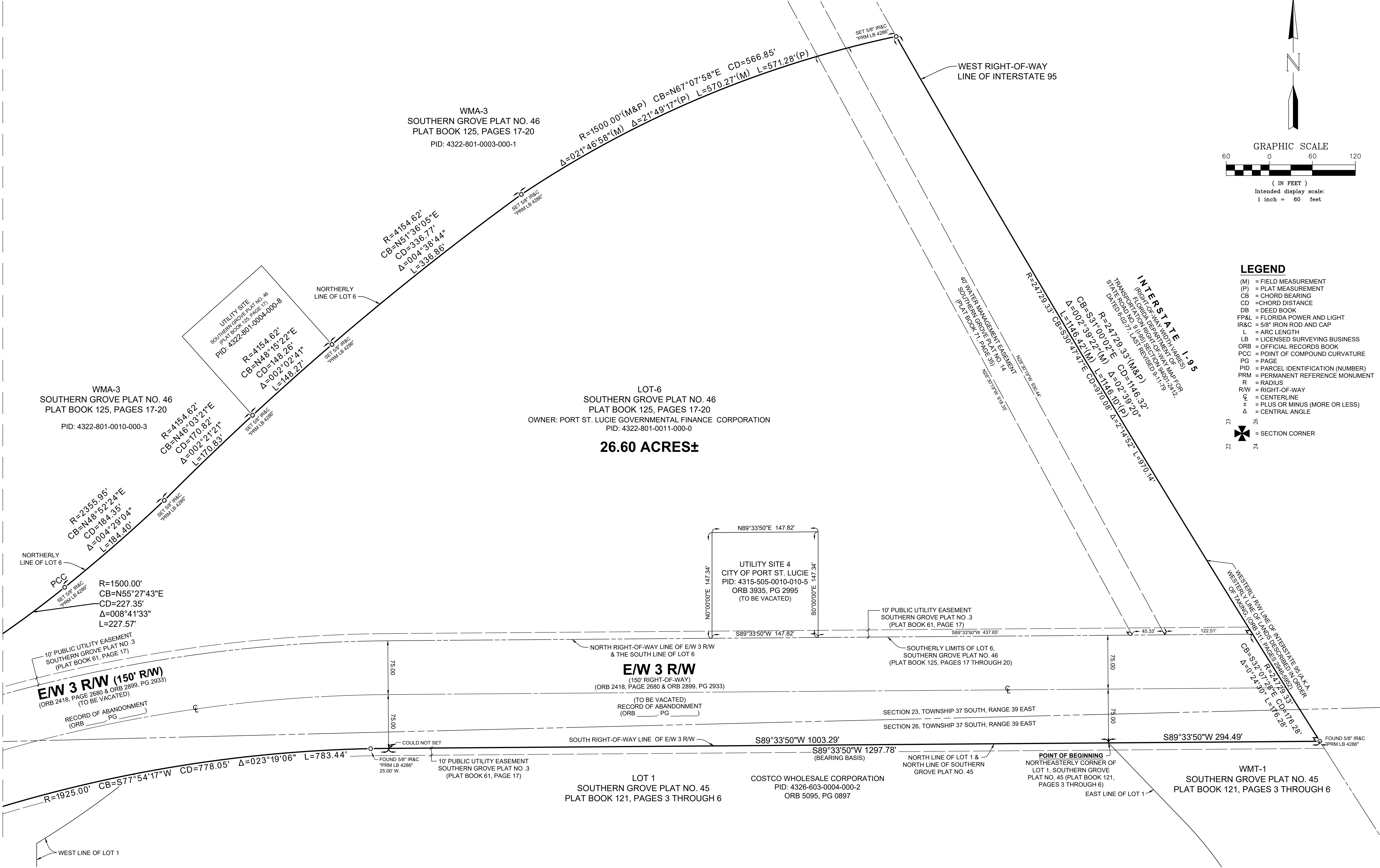
PREPARED FOR  
**SANSONE GROUP**

DATE: 7/2/2024
HORIZ. SCALE: NONE
VERT. SCALE: NONE
JOB NO. 23--075.002
SHEET <b>2</b> of <b>4</b>



P:\Proj-2023\23-075.002 - project everest addition\Survey\23-075.002 SG Plat 47 Brdy.dwg Plotted: 11/25/2024 11:11 AM By: JOHN YANCY


MATCH LINE - SEE SHEET 4



- LEGEND**
- (M) = FIELD MEASUREMENT
  - (P) = PLAT MEASUREMENT
  - CB = CHORD BEARING
  - CD = CHORD DISTANCE
  - DB = DEED BOOK
  - FP&L = FLORIDA POWER AND LIGHT
  - IR&C = 5/8" IRON ROD AND CAP
  - L = ARC LENGTH
  - LB = LICENSED SURVEYING BUSINESS
  - ORB = OFFICIAL RECORDS BOOK
  - PCC = POINT OF COMPOUND CURVATURE
  - PG = PAGE
  - PID = PARCEL IDENTIFICATION (NUMBER)
  - PRM = PERMANENT REFERENCE MONUMENT
  - R = RADIUS
  - RW = RIGHT-OF-WAY
  - GL = CENTERLINE
  - + = PLUS OR MINUS (MORE OR LESS)
  - Δ = CENTRAL ANGLE
  - SECTION CORNER

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.



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STATE OF FLORIDA BOARD OF PROFESSIONAL  
ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

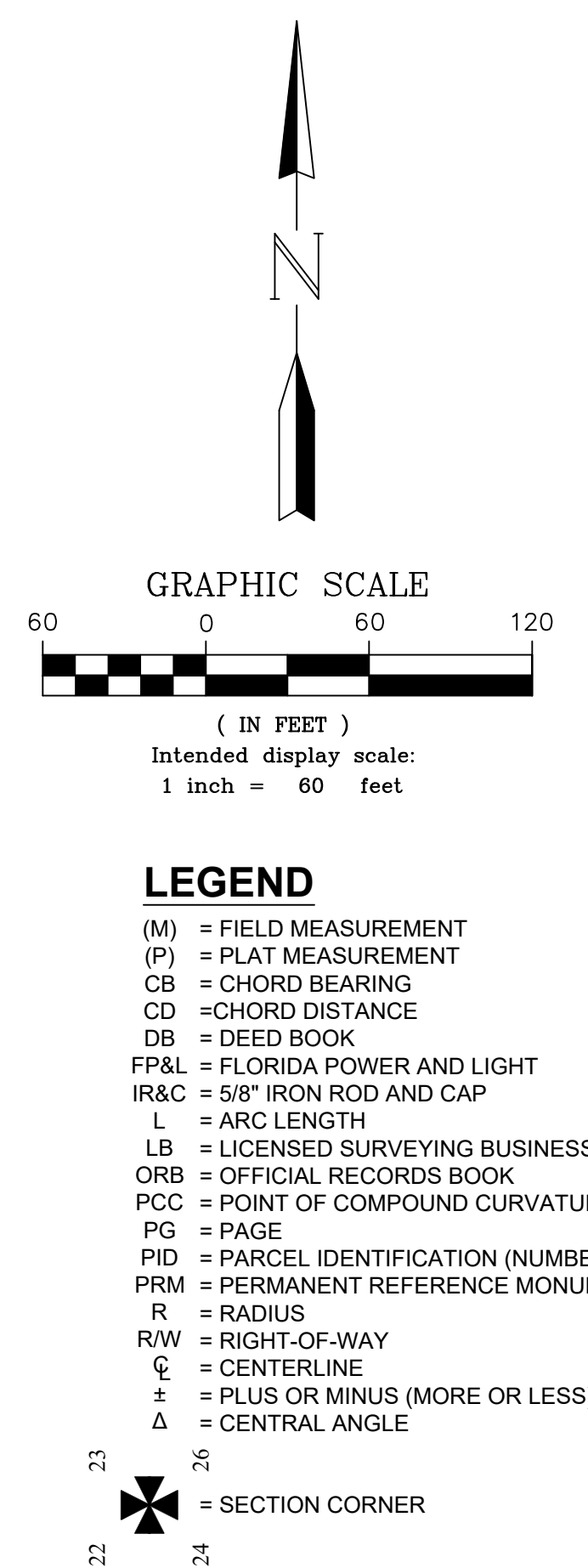
	BY	DATE
FIELD	SG	9/24/2024
CALCS.		
DRAWN	JHY	9/24/24
DETAILED		
CHECKED	TPK	9/24/24
APPROVED	TPK	9/24/24

**BOUNDARY SURVEY**

PREPARED FOR  
**SANSONE GROUP**

DATE: 9/23/2024
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
JOB No. 23-075.002
SHEET <b>3 of 4</b>





DATE: 9/23/2024
HORIZ. SCALE: 1"=60'
VERT. SCALE: NONE
JOB No. 23-075.002
SHEET 4 of 4