

ORDINANCE 22-__

EXHIBIT “A”

ORDINANCE 22-__

OR BOOK 4704 PAGE 571

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 1 OF THE PLAT OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGE 50 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY FLORIDA; THENCE, ALONG THE WEST LINE OF SAID SECTION 30, S.00°15'37"E., A DISTANCE OF 695.24 FEET; THENCE DEPARTING SAID WEST LINE, N.89°44'23"E., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE S.45°03'57"E., A DISTANCE OF 49.33 FEET; THENCE S.89°52'17"E., A DISTANCE OF 4749.93 FEET; THENCE N.44°45'46"E., A DISTANCE OF 49.81 TO A POINT OF INTERSECTION WITH WEST LINE OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 802 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA; THENCE, ALONG SAID WEST LINE, S.00°36'15"E., A DISTANCE OF 220.02 FEET; THENCE, DEPARTING SAID WEST LINE, N.45°14'14"W., A DISTANCE OF 49.18 FEET; THENCE N.89°52'17"W., A DISTANCE OF 4751.25 FEET; THENCE S.44°56'03"W., A DISTANCE OF 49.67 FEET; THENCE N.00°15'37"W., A DISTANCE OF 220.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 725,539 SQUARE FEET/16.6561 ACRES, MORE OR LESS.

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

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N.00°28'07"W. ALONG THE EAST LINE OF BLOCK 8, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 05, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

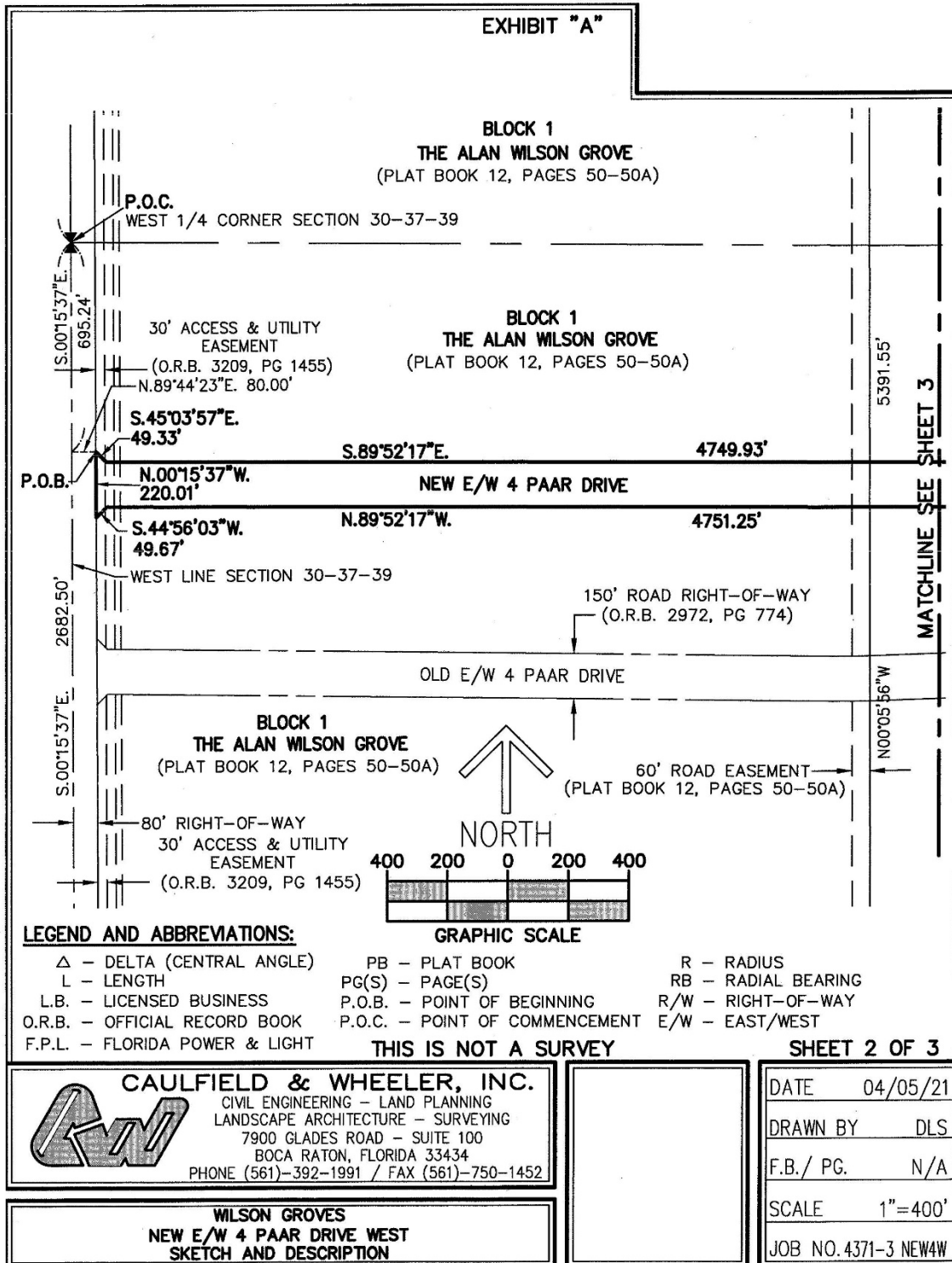
WILSON GROVES
NEW E/W 4 PAAR DRIVE WEST
SKETCH AND DESCRIPTION

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	04/05/21
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	4371-3 NEW4W

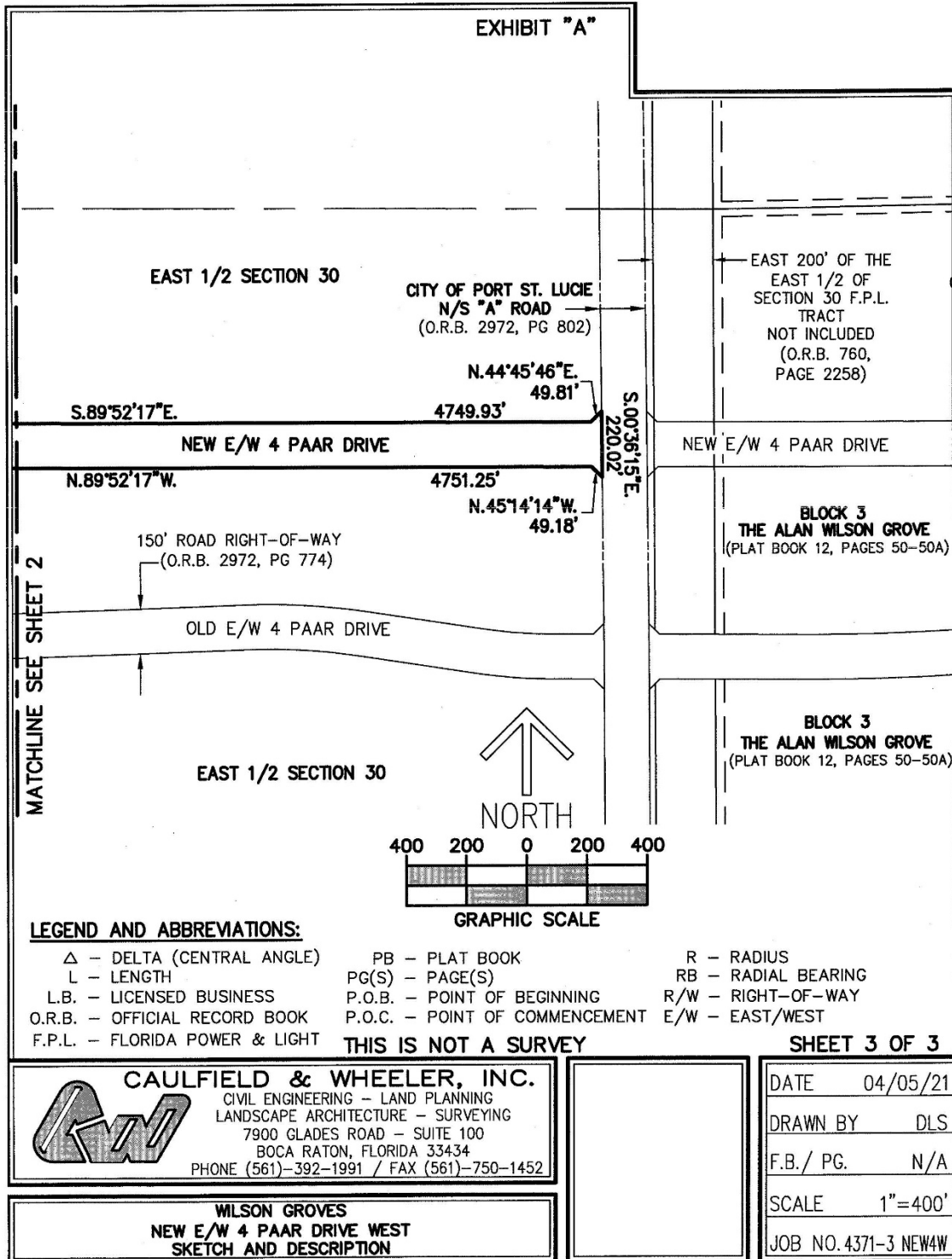
ORDINANCE 22-__

OR BOOK 4704 PAGE 572



ORDINANCE 22-__

OR BOOK 4704 PAGE 573



ORDINANCE 22-__

OR BOOK 4704 PAGE 574

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF BLOCK 3 AND BLOCK 9 OF THE PLAT OF THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A AND A PORTION OF THAT 150 FOOT RIGHT-OF-WAY OF OLD E/W #4 PAAR DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE, ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 30, S.89°38'41"E., A DISTANCE OF 5273.57 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 30; THENCE ALONG SAID EAST LINE, S.00°17'58"E., A DISTANCE OF 708.59 FEET TO THE POINT OF BEGINNING; THENCE S.89°52'17"E., A DISTANCE OF 3234.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2206.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'32", A DISTANCE OF 1046.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2056.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'20", A DISTANCE OF 979.83 FEET; THENCE N.44°26'11"E., A DISTANCE OF 49.43 FEET; THENCE S.00°28'37"E., A DISTANCE OF 220.01 FEET; THENCE N.45°15'27"W., A DISTANCE OF 49.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2206.00 FEET FROM WHICH A RADIAL LINE BEARS N.00°02'17"W.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°20'32", A DISTANCE OF 1052.73 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2056.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°10'33", A DISTANCE OF 975.17 FEET TO THE POINT OF TANGENCY; THENCE N.89°52'17"W., A DISTANCE OF 3233.28 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A" AND TO A POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF SECTION 30; THENCE, ALONG SAID EAST LINE, N.00°17'58"W., A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFORESAID REFERENCE POINT "A"; THENCE S.86°31'19"W., A DISTANCE OF 200.31 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 760, PAGE 2258 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE S.44°45'46"W., A DISTANCE OF 32.10 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF N/S "A" ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2972, PAGE 774 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID EAST LINE, N.00°36'15"W., A DISTANCE OF 220.02 FEET; THENCE S.45°14'14"E., A DISTANCE OF 33.83 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF FLORIDA POWER & LIGHT RIGHT-OF-WAY; THENCE, ALONG SAID WEST LINE, S.00°17'58"E., A DISTANCE OF 173.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 800,156 SQUARE FEET/18.3691 ACRES, MORE OR LESS.

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

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 07, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.

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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**WILSON GROVES
NEW E/W #4 PAAR DRIVE EAST
SKETCH AND DESCRIPTION**

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	7/07/2021
DRAWN BY	AS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	4371-NEW E/W #4 PAAR ES

ORDINANCE 22-__

OR BOOK 4704 PAGE 575

EXHIBIT "A"

NOTES:

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N.00°28'07"W. ALONG THE EAST LINE OF BLOCK 8, THE ALAN WILSON GROVE, AS RECORDED IN PLAT BOOK 12, PAGES 50 AND 50A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

LEGEND AND ABBREVIATIONS:

Δ - DELTA (CENTRAL ANGLE)	PB - PLAT BOOK	R - RADIUS
L - LENGTH	PG(S). - PAGE(S)	RB - RADIAL BEARING
L.B. - LICENSED BUSINESS	P.O.B. - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
O.R.B. - OFFICIAL RECORD BOOK	P.O.C. - POINT OF COMMENCEMENT	E/W - EAST/WEST
F.P.L. - FLORIDA POWER & LIGHT	REF. PT. - REFERENCE POINT	

THIS IS NOT A SURVEY

SHEET 2 OF 5



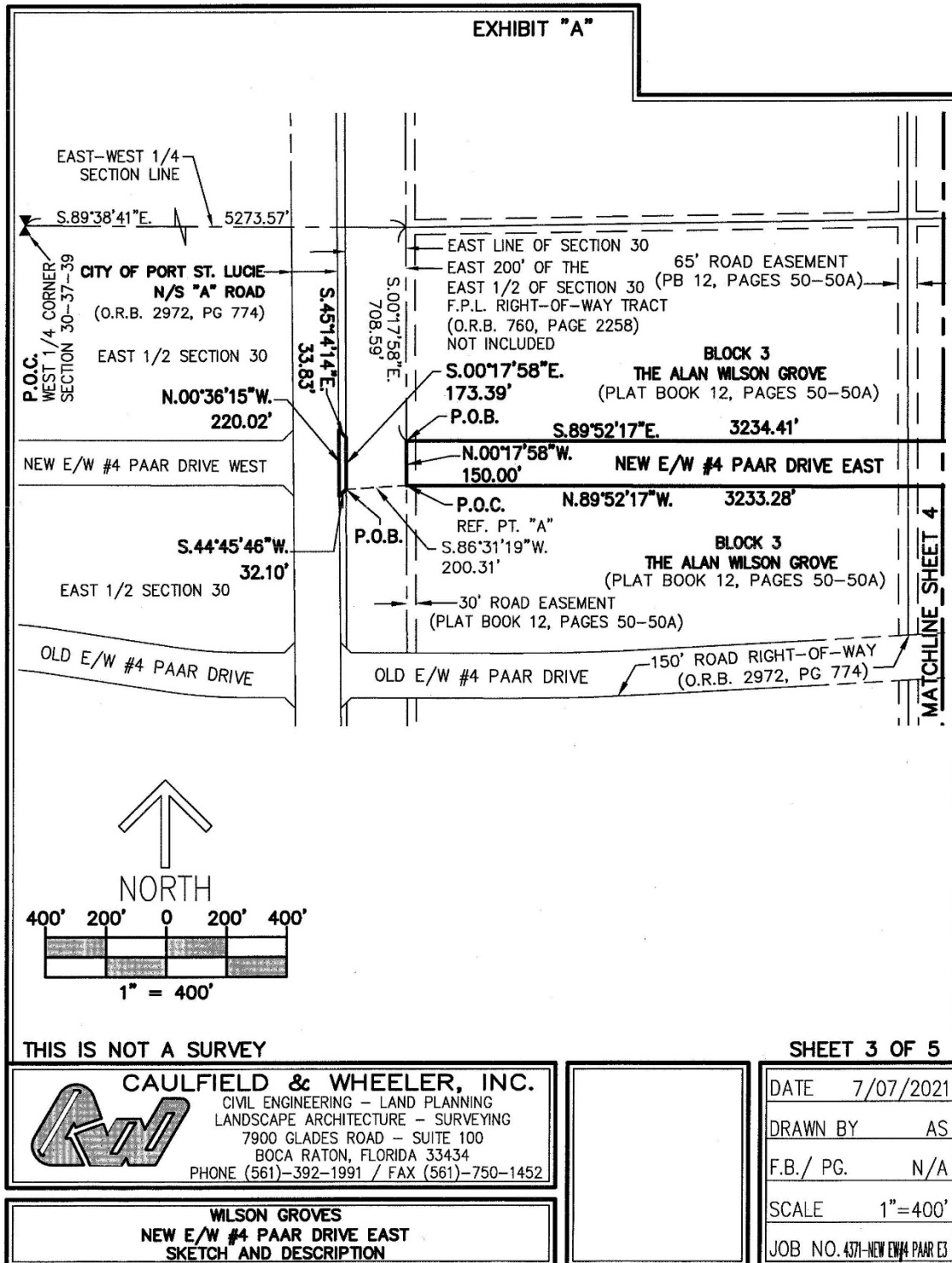
CAULFIELD & WHEELER, INC.

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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

WILSON GROVES
NEW E/W #4 PAAR DRIVE EAST
SKETCH AND DESCRIPTION

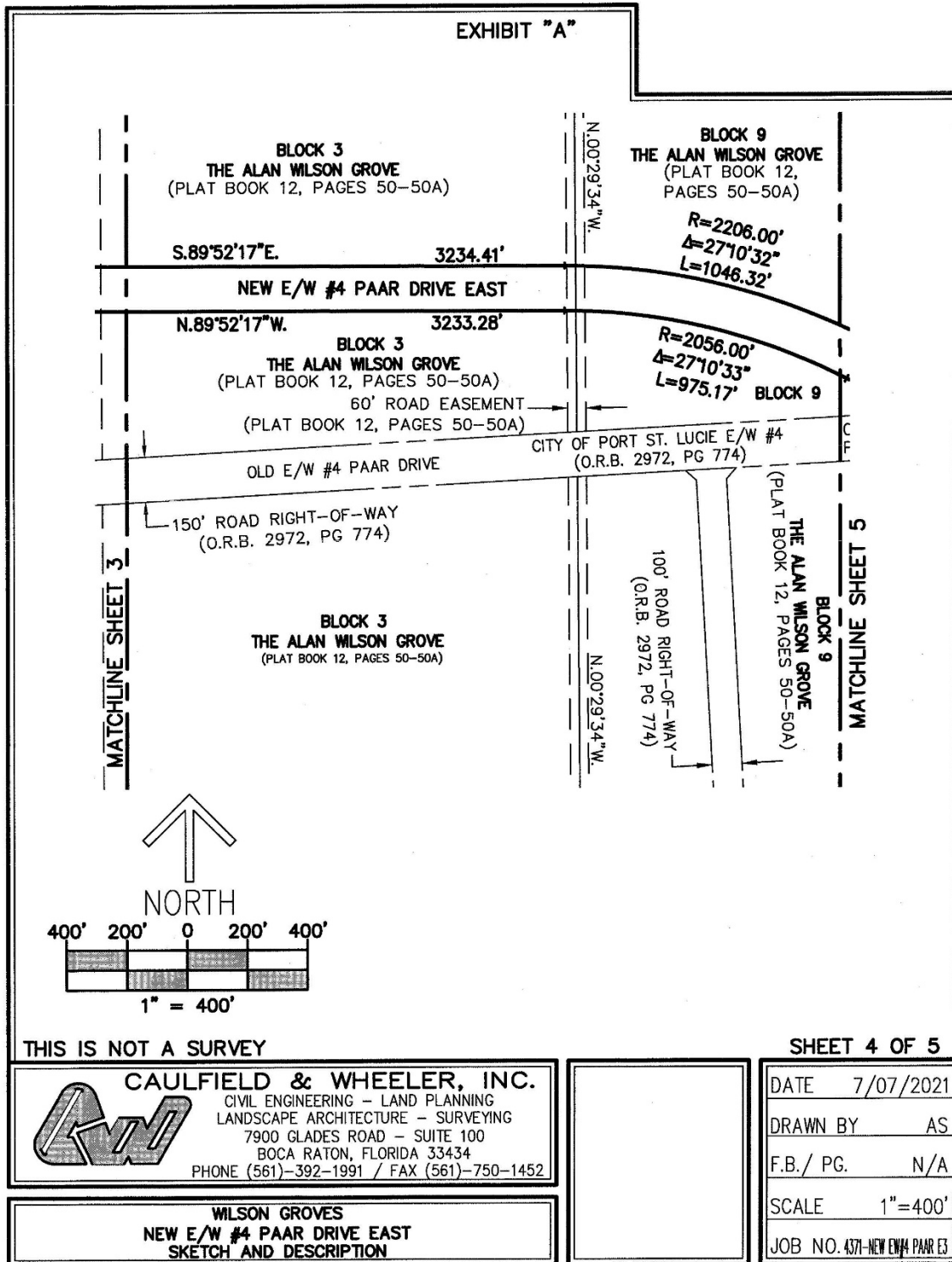
DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE	7/07/2021
DRAWN BY	AS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	4371-NEW E/W #4 PAAR ES



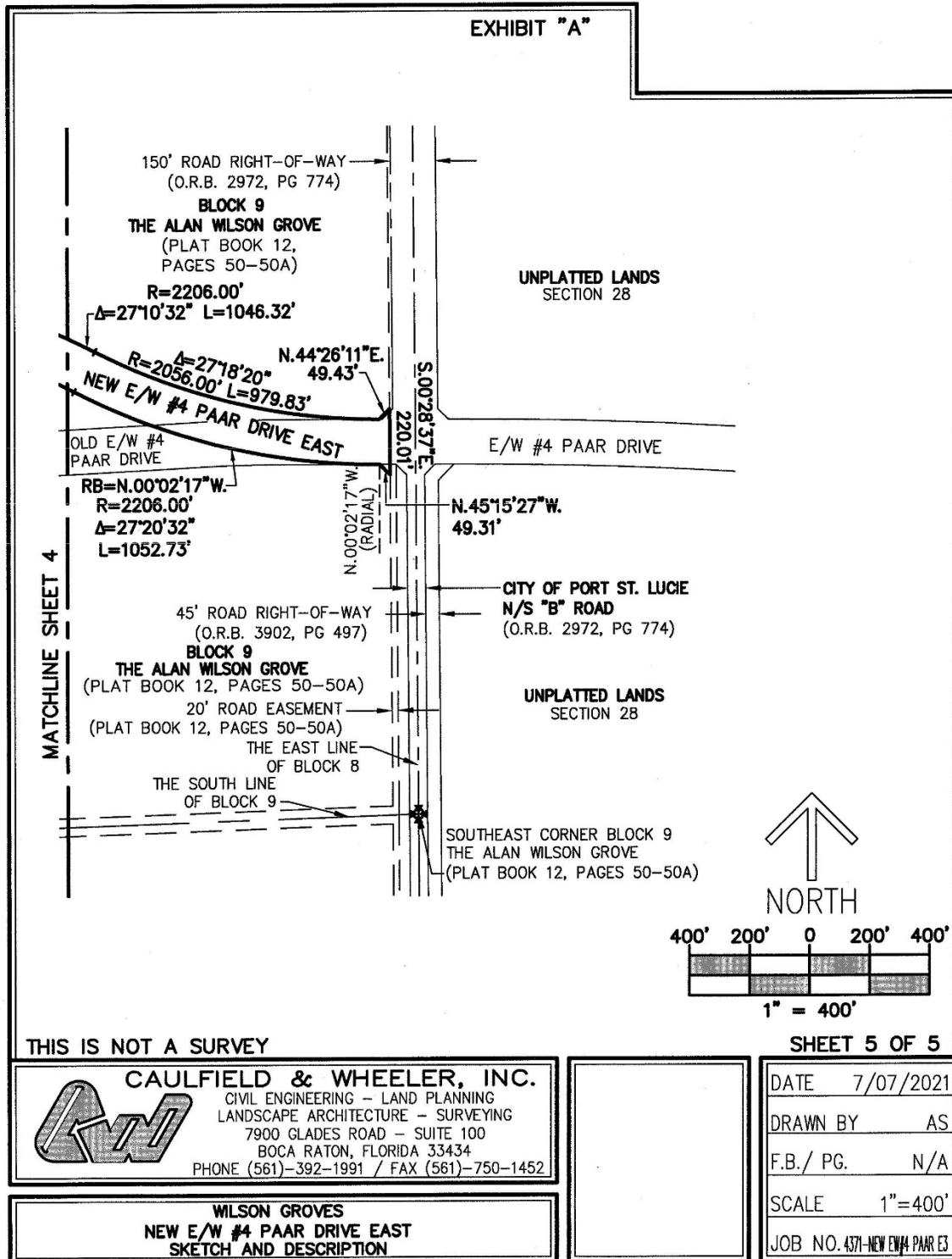
ORDINANCE 22-__

OR BOOK 4704 PAGE 577



ORDINANCE 22-__

OR BOOK 4704 PAGE 578



ORDINANCE 22-__

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY:

ORDINANCE 22-__

OR BOOK 2972 PAGE 818

DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 27, 28, 29, 30, 31, 32, 33, AND 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA AND A PORTION OF THE ALAN WILSON GROVE PLAT, AS RECORDED IN PLAT BOOK 12, PAGE 50 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCE AT THE NORTHEAST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 557, PAGE 676, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA; THENCE S00°04'31"W, ALONG LAND DESCRIBED IN OFFICIAL RECORDS BOOK 557, PAGE 676, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 11145.49 FEET; THENCE N89°55'29"W, A DISTANCE OF 75.00 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N44°54'26"W A DISTANCE OF 49.06 FEET; THENCE S89°55'04"W A DISTANCE OF 1686.99 FEET; THENCE N89°54'26"W A DISTANCE OF 1000.11 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 16,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,245.63 FEET THROUGH A CENTRAL ANGLE OF 04°25'09" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 15,850.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,248.54 FEET, THROUGH A CENTRAL ANGLE OF 04°30'48"; THENCE S89°59'55"W A DISTANCE OF 608.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4,000.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 220.82 FEET THROUGH A CENTRAL ANGLE OF 03°09'47"; THENCE S86°50'08"W A DISTANCE OF 3,817.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 7,650.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 455.44 FEET THROUGH A CENTRAL ANGLE OF 03°24'40"; THENCE N89°45'12"W A DISTANCE OF 523.43 FEET; THENCE S44°58'23"W A DISTANCE OF 49.73 FEET TO POINT "A"; THENCE N00°20'55"W A DISTANCE OF 219.82 FEET; THENCE S45°10'49"E A DISTANCE OF 49.13 FEET; THENCE S89°45'12"E A DISTANCE OF 525.71 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 7,500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 446.51 FEET THROUGH A CENTRAL ANGLE OF 03°24'40"; THENCE N86°50'08"E A DISTANCE OF 3,817.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.10 FEET THROUGH A CENTRAL ANGLE OF 03°09'47"; THENCE N89°59'55"E A DISTANCE OF 608.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 16,000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,260.36 FEET THROUGH A CENTRAL ANGLE OF 04°30'48" TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 16,000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,234.06 FEET, THROUGH A CENTRAL ANGLE OF 04°25'09"; THENCE S89°54'26"E A DISTANCE OF 999.89 FEET; THENCE N89°55'04"E A DISTANCE OF 1686.53 FEET; THENCE N45°05'34"E A DISTANCE OF 49.94 FEET; THENCE S00°04'31"W A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.514 ACRES, MORE OR LESS.

PARCEL "B"

COMMENCING AT SAID POINT "A"; THENCE N89°29'52"W A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING; THENCE N45°01'37"W A DISTANCE OF 49.26 FEET; THENCE N89°45'12"W A DISTANCE OF 139.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,650.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 244.69 FEET THROUGH A CENTRAL ANGLE OF 08°29'49"; THENCE N81°15'23"W A DISTANCE OF 400.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,000.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 371.55 FEET THROUGH A CENTRAL ANGLE OF 10°38'39"; THENCE S88°05'58"W A DISTANCE OF 1,092.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2,150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 96.92 FEET THROUGH A CENTRAL ANGLE OF 02°34'58"; THENCE N89°19'04"W A DISTANCE OF 2,416.86 FEET; THENCE S45°12'37"W A DISTANCE OF 49.09 FEET TO A POINT 5.00 FEET EAST OF THE WEST LINE OF THE ALAN WILSON GROVE AS RECORDED IN PLAT BOOK 12, PAGE 50 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF RANGELINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE N00°15'42"W, 5.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE A DISTANCE OF 220.02 FEET; THENCE S44°47'23"E A DISTANCE OF 49.90 FEET; THENCE S89°19'04"E A DISTANCE OF 2,419.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2,000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.16 FEET THROUGH A CENTRAL ANGLE OF 02°34'58"; THENCE N88°05'58"E A DISTANCE OF 1,092.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 399.42 FEET THROUGH A CENTRAL ANGLE OF 10°38'39"; THENCE S81°15'23"E A DISTANCE OF 400.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,500.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.45 FEET THROUGH A CENTRAL ANGLE OF 08°29'49"; THENCE S89°45'12"E A DISTANCE OF 137.79 FEET; THENCE N44°49'11"E A DISTANCE OF 49.13 FEET; THENCE S00°20'55"E A DISTANCE OF 219.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.696 ACRES, MORE OR LESS.

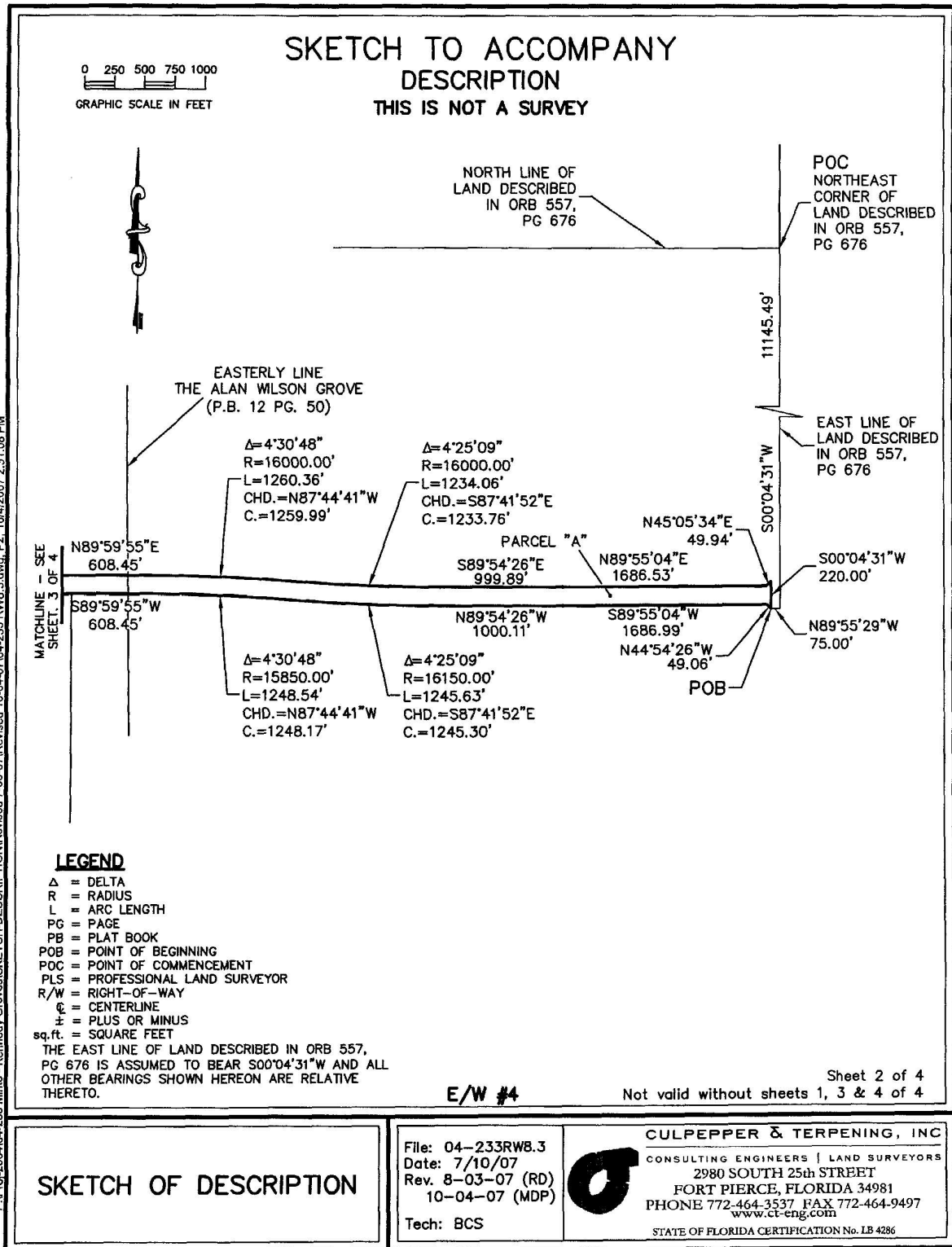
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Date: 7/10/07
Rev. 8-03-07 (RD)
10-04-07 (MDP)
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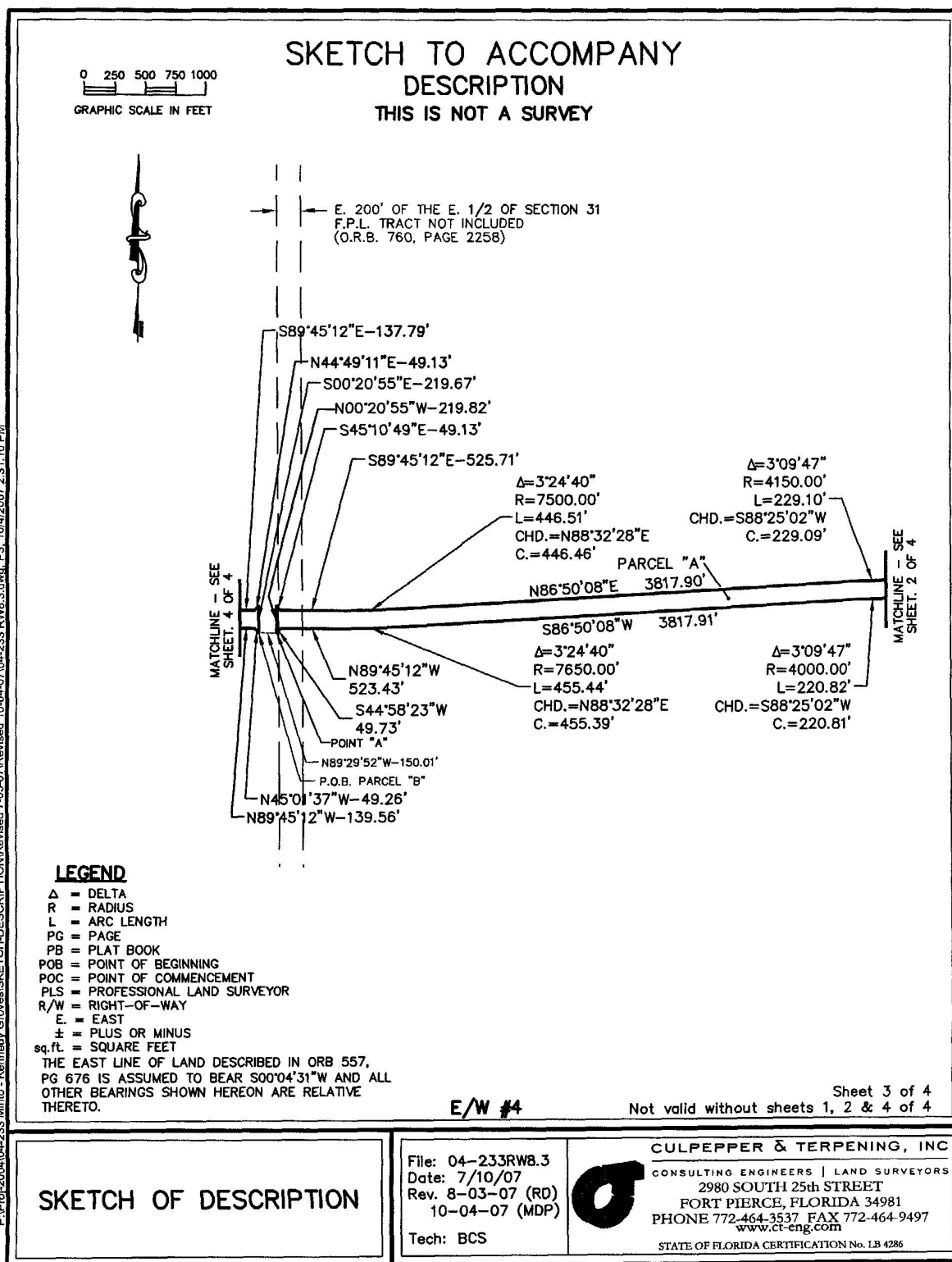
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
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PHONE 772-464-3537 FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Sheet 1 of 4
Not valid without sheets 2, 3 & 4 of 4



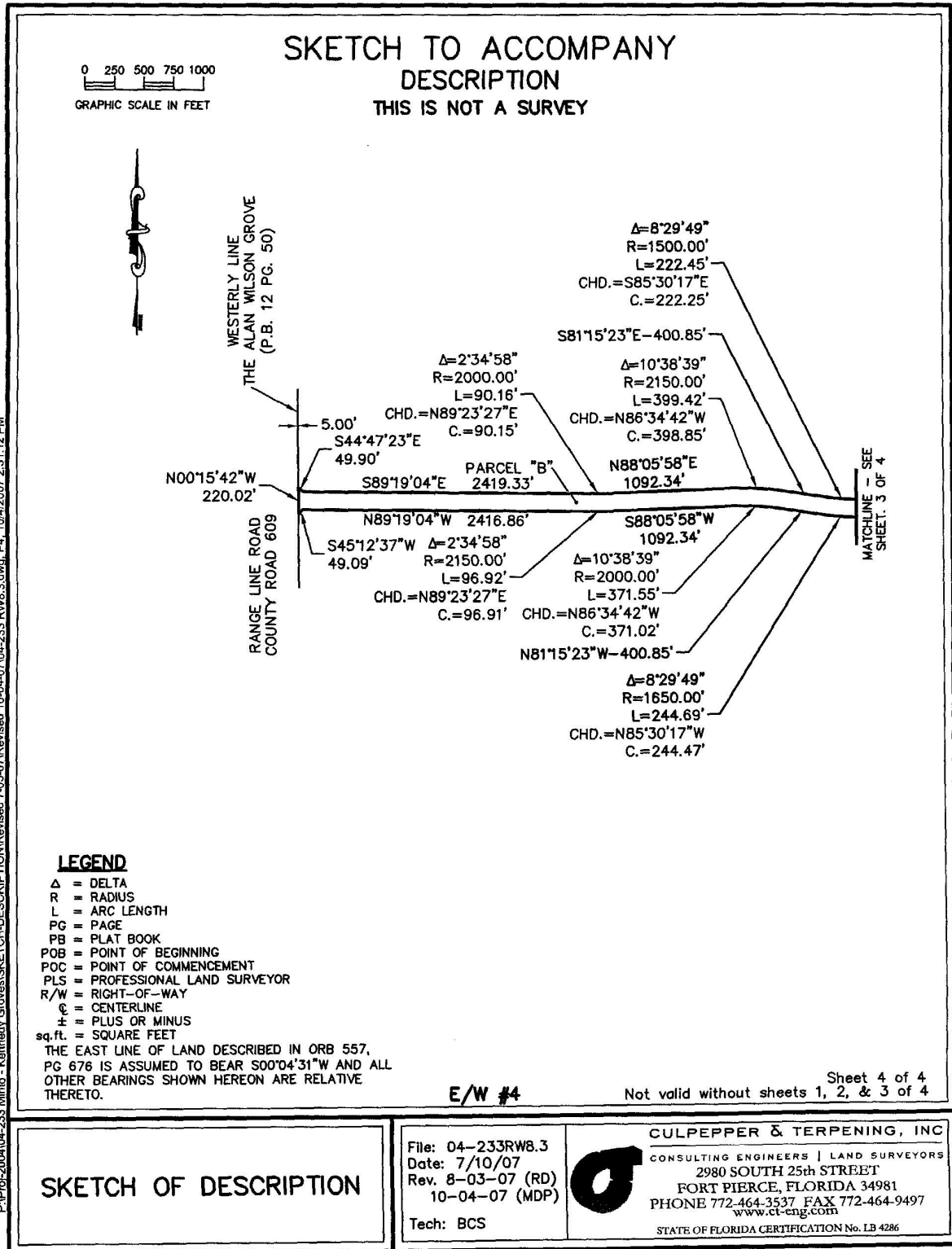
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OR BOOK 2972 PAGE 820



ORDINANCE 22-__

OR BOOK 2972 PAGE 821



ORDINANCE 22-__

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY:

ORDINANCE 22-__

OR BOOK 2899 PAGE 2951

SKETCH TO ACCOMPANY DESCRIPTION.
THIS IS NOT A SURVEY!

DESCRIPTION: PROPOSED E/W 4 RIGHT-OF-WAY (PAAR DRIVE) Continued

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID (VILLAGE PARKWAY) AND THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF (VILLAGE PARKWAY), A DISTANCE OF 75.00 FEET; THENCE SOUTH 89°59'43" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 750.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5156.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 707.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6551.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 986.81 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°14'14" EAST, A LONG SAID LINE, A DISTANCE OF 274.10 FEET; THENCE NORTH 83°50'31" EAST, A DISTANCE OF 904.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORD BOOK 311, PAGE 2946, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF NON RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 6987.97 FEET (THE RADIUS POINT OF WHICH BEARS SOUTH 82°52'58" WEST); THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°38'03", AN ARC DISTANCE OF 321.27 FEET TO A POINT OF NON RADIAL INTERSECTION WITH A LINE (THE RADIUS POINT OF SAID CURVE BEARS SOUTH 85°31'01" WEST); THENCE NORTH 85°31'50" WEST, ALONG SAID LINE, A DISTANCE OF 932.09 FEET; THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 274.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6701.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 1009.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5006.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 687.00 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°59'43" WEST ALONG SAID LINE, A DISTANCE OF 750.92 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF (VILLAGE PARKWAY); THENCE NORTH 00°00'00" EAST, ALONG SAID LINE A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 35.844 ACRES, MORE OR LESS.

G:\AProjects\700-799\B737\ROADS NEW\B737-PAAR DRIVE-SD01.dwg 7/31/2007 9:47:58 AM EDT

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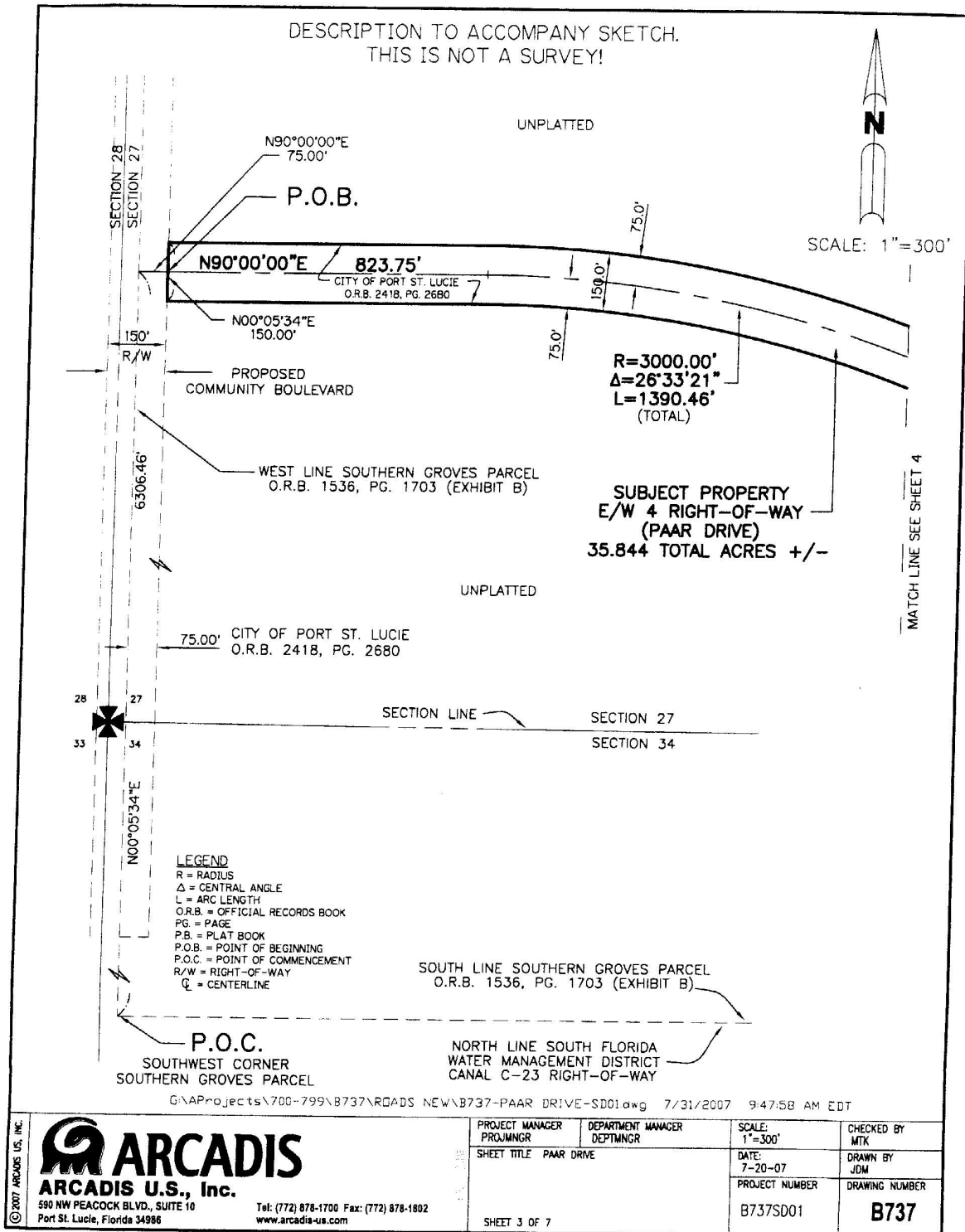
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590 NW PEACOCK BLVD., SUITE 10
Port St. Lucie, Florida 34986

Tel: (772) 878-1700 Fax: (772) 878-1802
www.arcadis-usa.com

PROJECT MANAGER PROJMNGR	DEPARTMENT MANAGER DEPTMNGR	SCALE: 1"=300'	CHECKED BY MTK
SHEET TITLE PAAR DRIVE		DATE: 7-20-07	DRAWN BY JDM
		PROJECT NUMBER B737SD01	DRAWING NUMBER B737
SHEET 2 OF 7			

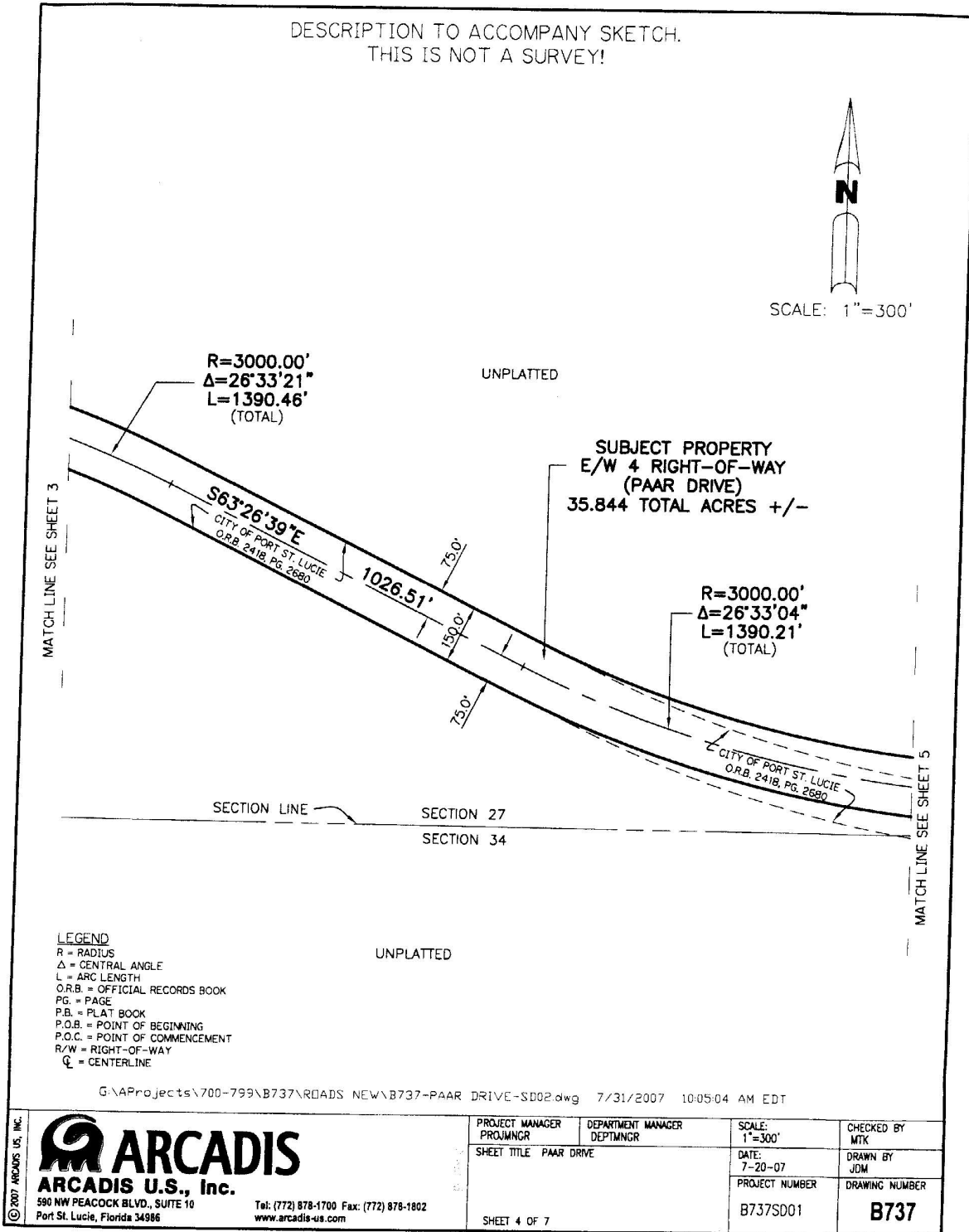
ORDINANCE 22-__

OR BOOK 2899 PAGE 2952



ORDINANCE 22-__

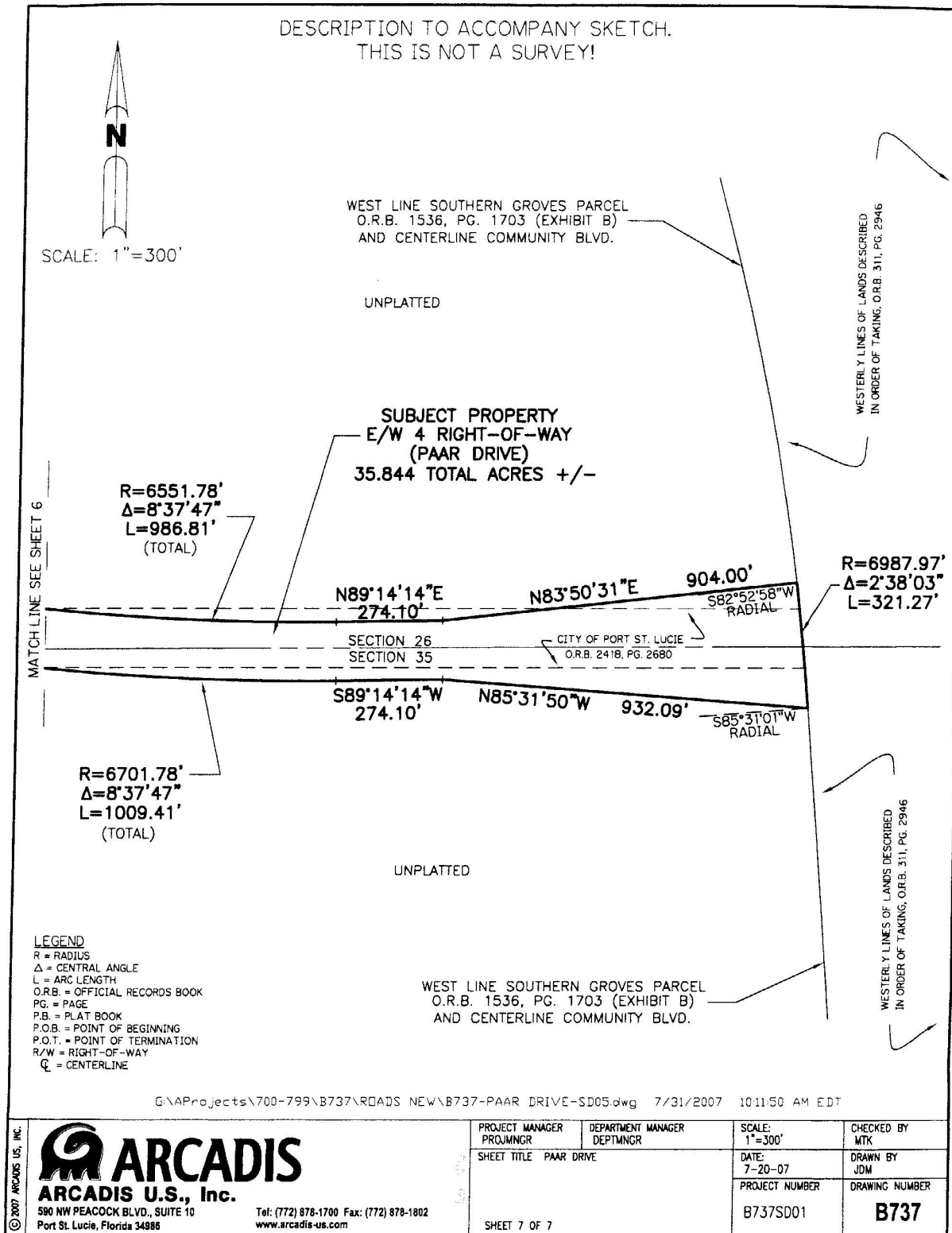
OR BOOK 2899 PAGE 2953



SHEET 6 OF 7

ORDINANCE 22-__

OR BOOK 2899 PAGE 2956



ORDINANCE 22-__

LESS AND EXCEPT THE FOLLOWING DESCRIBED RIGHT OF WAY:

Exhibit "A"

LEGAL DESCRIPTION

BEING A PARCEL OF LAND 150.00 FEET WIDE LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS REFERENCED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, (EXHIBIT F), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF E/W 4 RIGHT-OF-WAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 150.00 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF E/W 4 (PARR DRIVE) THE FOLLOWING 5 COURSES AND DISTANCES; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 750.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5156.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°51'45". AN ARC DISTANCE OF 707.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6551.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 986.81 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°14'14" EAST, ALONG SAID LINE, A DISTANCE OF 274.10 FEET; THENCE NORTH 83°50'31" EAST, A DISTANCE OF 904.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORD BOOK 311, PAGE 2946, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6987.97 FEET, THE CHORD OF WHICH BEARS SOUTH 05°48'01" EAST, 321.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°38'03", AN ARC DISTANCE OF 321.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E/W 4 (PARR DRIVE); THENCE ALONG THE SOUTH RIGHT-OF-WAY OF E/W 4 (PARR DRIVE) THE FOLLOWING 5 COURSES AND DISTANCES; THENCE NORTH 85°31'50" WEST, A DISTANCE OF 932.09 FEET; THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 274.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6701.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 1009.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5006.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 687.00 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°59'43" WEST ALONG SAID LINE, A DISTANCE OF 750.92 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AND THE POINT OF BEGINNING.

CONTAINING 14.308 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

Page 1 of 2



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

2080 SOUTH 11TH STREET • POKY PIERCE, FLORIDA 34984
151 NW FLAGLER AVENUE • STUART, FLORIDA 34984
PHONE: 772-464-3337 • FAX: 772-464-5497 • www.ct-eng.com
STATE OF FLORIDA • CERTIFICATE 12121 • LR 434

E/W/ 4 R/W PARR DRIVE

DESCRIPTION

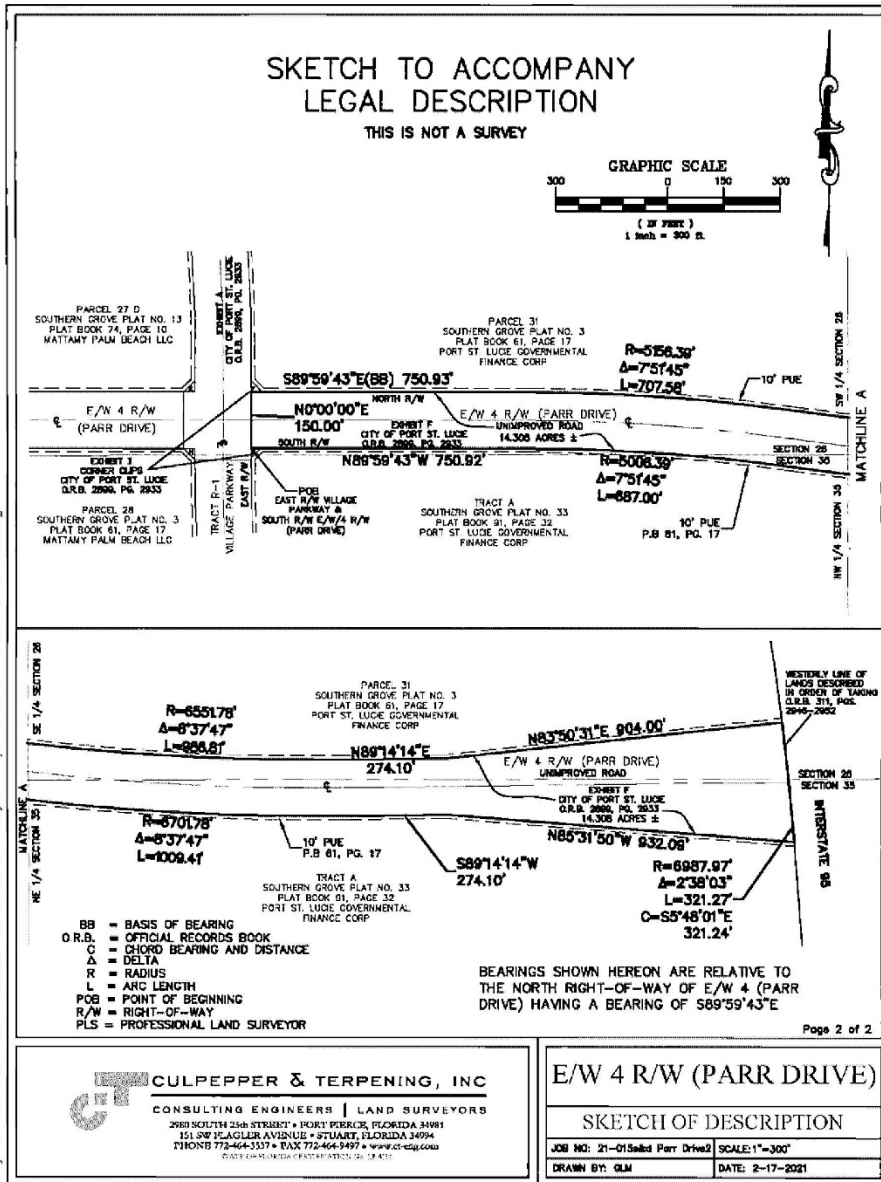
JOB NO: 21-015 Subd Parr Drive2 SCALE: N/A

DRAWN BY: GJM

DATE: 2-17-2021

P:\Proj 2021\21 015 ARCO - Amazon Distribution Facility\Survey\8d\21 015 s.d Parr Drive2.dwg

P:\Proj_2021\21-015 ARCO - Amazon Distribution Facility\Survey\8d\21-015 s&d Parr Drive2.dwg



ORDINANCE 22-__

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:

Exhibit "A"**LEGAL DESCRIPTION**

BEING A PARCEL OF LAND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF E/W 4 RIGHT-OF-WAY (PAAR DRIVE) (A 150.00 FOOT WIDE RIGHT-OF-WAY) AS REFERENCED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, (EXHIBIT F); THENCE NORTH 00°00'00" EAST, A DISTANCE OF 150.00 FEET TO THE NORTH RIGHT-OF-WAY OF SAID E/W 4 (PAAR DRIVE); THENCE SOUTH 89°59'43" EAST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 134.42 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 332.50 FEET AND A CENTRAL ANGLE OF 64°03'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 371.76 FEET; THENCE NORTH 25°56'35" EAST, A DISTANCE OF 15.95 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 567.50 FEET AND A CENTRAL ANGLE OF 44°03'25"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 436.37 FEET; THENCE NORTH 70°00'00" EAST, A DISTANCE OF 923.75 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 967.50 FEET AND A CENTRAL ANGLE OF 72°39'03"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 1,226.79 FEET; THENCE SOUTH 37°20'57" EAST, A DISTANCE OF 320.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 812.50 FEET AND A CENTRAL ANGLE OF 52°44'59"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 748.03 FEET; THENCE NORTH 89°54'04" EAST, A DISTANCE OF 56.92 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORD BOOK 311, PAGE 2946, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6,987.97 FEET, THE CHORD OF WHICH BEARS SOUTH 05°51'35" EAST, 135.89 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.69 FEET THROUGH A CENTRAL ANGLE OF 01°06'45"; THENCE SOUTH 89°54'04" WEST, A DISTANCE OF 70.53 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 947.50 FEET AND A CENTRAL ANGLE OF 52°44'59"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 872.32 FEET; THENCE NORTH 37°20'57" WEST, A DISTANCE OF 320.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 832.50 FEET AND A CENTRAL ANGLE OF 72°39'03"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 1,055.61 FEET; THENCE SOUTH 70°00'00" WEST, A DISTANCE OF 923.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 432.50 FEET AND A CENTRAL ANGLE OF 44°03'25"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 332.56 FEET; THENCE SOUTH 25°56'35" WEST, A DISTANCE OF 32.63 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 467.50 FEET AND A CENTRAL ANGLE OF 64°03'41"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 522.70 FEET TO THE SOUTH RIGHT-OF-WAY OF E/W 4 (PAAR DRIVE); THENCE NORTH 89°59'43" WEST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 127.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.291 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.



Digitally signed by
Thomas P Kiernan
Date: 2021.03.04
15:03:30 -05'00'

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

REVISION: REVISED STREET NAME GLM 3-4-2021
REVISION: ADDED SECTION 26 TO LEGAL DESCRIPTION GLM 3-4-2021

Page 1 of 3



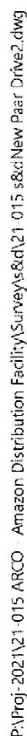
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2660 SOUTH 1125th STREET • FORT PIERCE, FLORIDA 34961
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE: 772-464-3537 • FAX: 772-464-9477 • www.ct-eng.com
STATE OF FLORIDA • LICENSE NO. 13-001

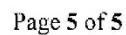
NEW PAAR DRIVE**DESCRIPTION**

JOE NO: 21-01563d	SCALE: N/A
New Paar Drive2	
DRAWN BY: GLM	DATE: 2-17-2021

P:\Proj-2021\21-015 ARCO - Amazon Distribution Facility\Survey\8d\21-015 s\rdNew Paar Drive2.dwg

OR BOOK 4596 PAGE 1502





ORDINANCE 22-__

LESS AND EXCEPT THE FOLLOWING DESCRIBED RIGHT-OF-WAY:

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN THE PLAT OF SOUTHERN GROVE PLAT NO. 35, PLAT BOOK 95, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF LOT 5 OF SAID SOUTHERN GROVE PLAT NO. 35; THENCE NORTH 70°00'00" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY OF PAAR DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY, A DISTANCE OF 114.71 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE NORTH 20°00'00" WEST, A DISTANCE OF 135.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF PAAR DRIVE; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF PAAR DRIVE THE FOLLOWING 4 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 967.50 FEET, THE CHORD OF WHICH BEARS SOUTH 73°40'29" EAST, 1,146.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,226.79 FEET THROUGH A CENTRAL ANGLE OF 72°39'03"; THENCE SOUTH 37°20'57" EAST, A DISTANCE OF 320.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 812.50 FEET AND A CENTRAL ANGLE OF 52°44'59"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 748.03 FEET; THENCE NORTH 89°54'04" EAST, A DISTANCE OF 56.92 FEET TO THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 6,987.97 FEET, THE CHORD OF WHICH BEARS SOUTH 05°51'35" EAST, 135.69 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 135.69 FEET THROUGH A CENTRAL ANGLE OF 01°06'45" TO THE SOUTHERLY RIGHT-OF-WAY OF PAAR DRIVE; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF PAAR DRIVE THE FOLLOWING 4 COURSES AND DISTANCES; THENCE SOUTH 89°54'04" WEST, A DISTANCE OF 70.53 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 947.50 FEET AND A CENTRAL ANGLE OF 52°44'59"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 872.32 FEET; THENCE NORTH 37°20'57" WEST, A DISTANCE OF 320.29 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 832.50 FEET AND A CENTRAL ANGLE OF 72°39'03"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 1,055.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.239 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

Page 1 of 2

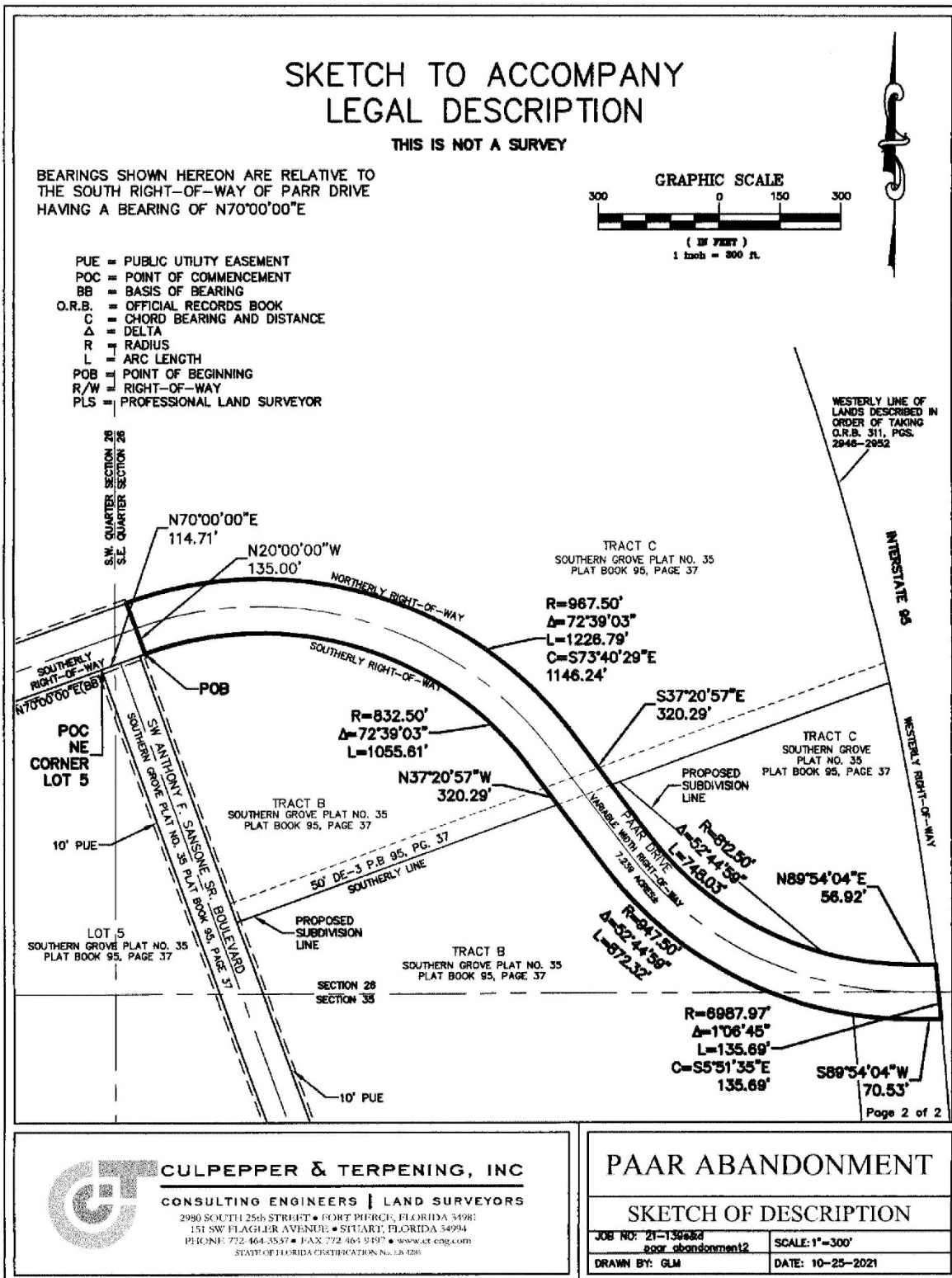


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PHONE: 772-464-3537 • FAX 772-464-9197 • www.ct-cip.com
STATE OF FLORIDA CERTIFICATION No. 18-426

PAAR ABANDONMENT

DESCRIPTION

JOB NO: 21-1396ad paar_abandonment2	SCALE: N/A
DRAWN BY: GLM	DATE: 10-25-2021



ORDINANCE 22-__

EXHIBIT “B”

ORDINANCE 22-__

EXHIBIT “C”

DEPUTY CLERK CANDRADE

PLAT BOOK 84
PAGE 35

DOCKET NO.

SOUTHERN GROVE PLAT NO. 26

BEING A REPLAT OF PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26, & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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:

PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 372.96 ACRES (16,246,001 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

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

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 26", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT RW-1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC, FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.

2. WATER MANAGEMENT TRACT-1 (WMT-1) AND THE WATER MAINTENANCE EASEMENTS (WME) SHOWN OR DESCRIBED IN THIS PLAT ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A NON-EXCLUSIVE DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENT AND IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACT-1 IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT-1.

NOTE: SAID WATER MANAGEMENT TRACT AND WATER MANAGEMENT EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). 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. THE PUBLIC UTILITY EASEMENT IS ALSO DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES.

3. ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.

4. THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). 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. THE PUBLIC UTILITY EASEMENT IS ALSO DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES.

5. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AND THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.

6. THE ACCESS EASEMENT SHOWN OR DESCRIBED IN THIS PLAT IS DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED GOVERNMENTAL FINANCE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 13 DAY OF November, 2019.

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

Russ Blackburn City Manager CEO
PRINT NAME: Russ Blackburn POSITION: City Manager

Davis S. Graham Bridget Kean
WITNESS SIGNATURE WITNESS SIGNATURE
PRINTED NAME PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November, 2019, BY Russ Blackburn THE CEO OF THE PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION ☒ WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED _____ AS IDENTIFICATION.

Mary Ann Veritib
NOTARY SIGNATURE
PRINT NAME: MARY ANN VERITIB
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 23rd DAY OF October, 2019.

MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Anthony J. Palumbo Division Vice President
PRINT NAME: Anthony J. Palumbo POSITION: Division Vice President COUNTY OF St. Lucie

Tania Contreras Muriel Templeton
WITNESS SIGNATURE WITNESS SIGNATURE
PRINTED NAME PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF Oct, 2019, BY Anthony Palumbo THE V.P. OF MATTAMY PALM BEACH, LLC, ☒ WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED _____ AS IDENTIFICATION.

Catherine L. Dahl
NOTARY SIGNATURE
PRINT NAME: CATHERINE L. DAHL
NOTARY PUBLIC
STATE OF FL AT LARGE
MY COMMISSION EXPIRES: 09/30/23

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF THE INGRESS/EGRESS EASEMENT, ACCESS EASEMENT, DRAINAGE EASEMENT, WATER MANAGEMENT TRACT 1 AND WATER MAINTENANCE EASEMENT, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS, DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS 10th DAY OF October, 2019.

Gregory J. Pettibon B. Frank Sakuma Jr.
CHAIRMAN SECRETARY

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF October, 2019, BY Gregory Pettibon THE CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 ☒ WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED _____ AS IDENTIFICATION.

B. Frank Sakuma Jr.
NOTARY SIGNATURE
PRINT NAME: B. FRANK SAKUMA JR.
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATION

STATE OF Florida

TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON.
DATED THIS 16th DAY OF October, 2019
Gregory J. Pettibon B. Frank Sakuma Jr. ANGELA SHEPHERD
POSITION: Chairman WITNESS: WITNESS:
PRINTED NAME: PRINTED NAME: PRINTED NAME:

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF OCTOBER, 2019, BY Gregory Pettibon THE Chairman OF TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ☒ WHO IS PERSONALLY KNOWN TO ME OR (☒) WHO PRODUCED _____ AS IDENTIFICATION.

B. Frank Sakuma Jr.
NOTARY SIGNATURE
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, GREGORY M. DAWSON, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THE INFORMATION CONTAINED IN THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2019 AT 11:00 PM, AND DESIGNATED AS ORDER NO. 7655949 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT: THE TITLE TO THE PROPERTY IS VESTED IN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY; ALL AD VALOREM REAL ESTATE TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192; AND THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW.

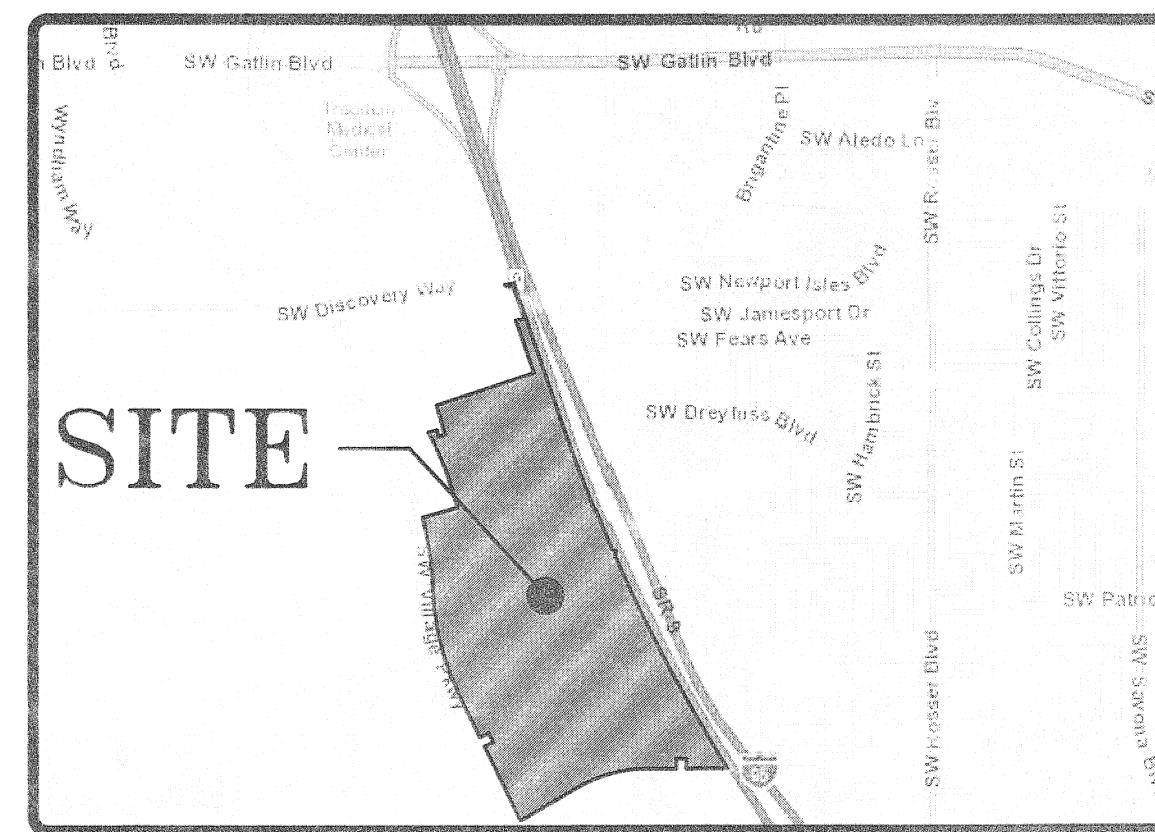
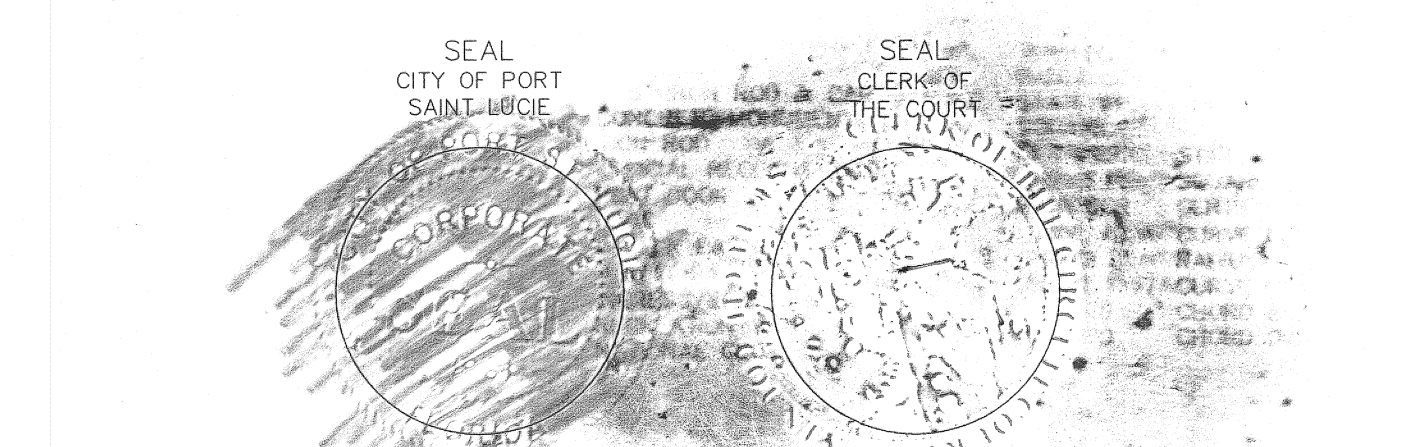
DATED THIS 21st DAY OF October, 2019.
Gregory M. Dawson
GREGORY M. DAWSON
EDWARDS, COHEN, DAWSON, NOBLE & DAVES, P.A.
FLORIDA BAR NO. 0759392

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. 26", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS HEREIN ARE ACCEPTED, THIS 12th DAY OF November, 2019.

Karen A. Phillips Gregory J. Oravec
KAREN A. PHILLIPS, CITY CLERK GREGORY J. ORAVEC, MAYOR



SITE MAP
NOT TO SCALE

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK

84 PAGE(S) 35-37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THIS 18th DAY OF November, 2019.
Joseph E. Smith
JOSEPH E. SMITH, 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. 26 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 21st DAY OF October, 2019.

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

NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF PARCEL 3, SOUTHERN GROVE PLAT NO. 23, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 71°12'40" EAST.
- PLAT CONTAINS 372.96 ACRES, MORE OR LESS.
- ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

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

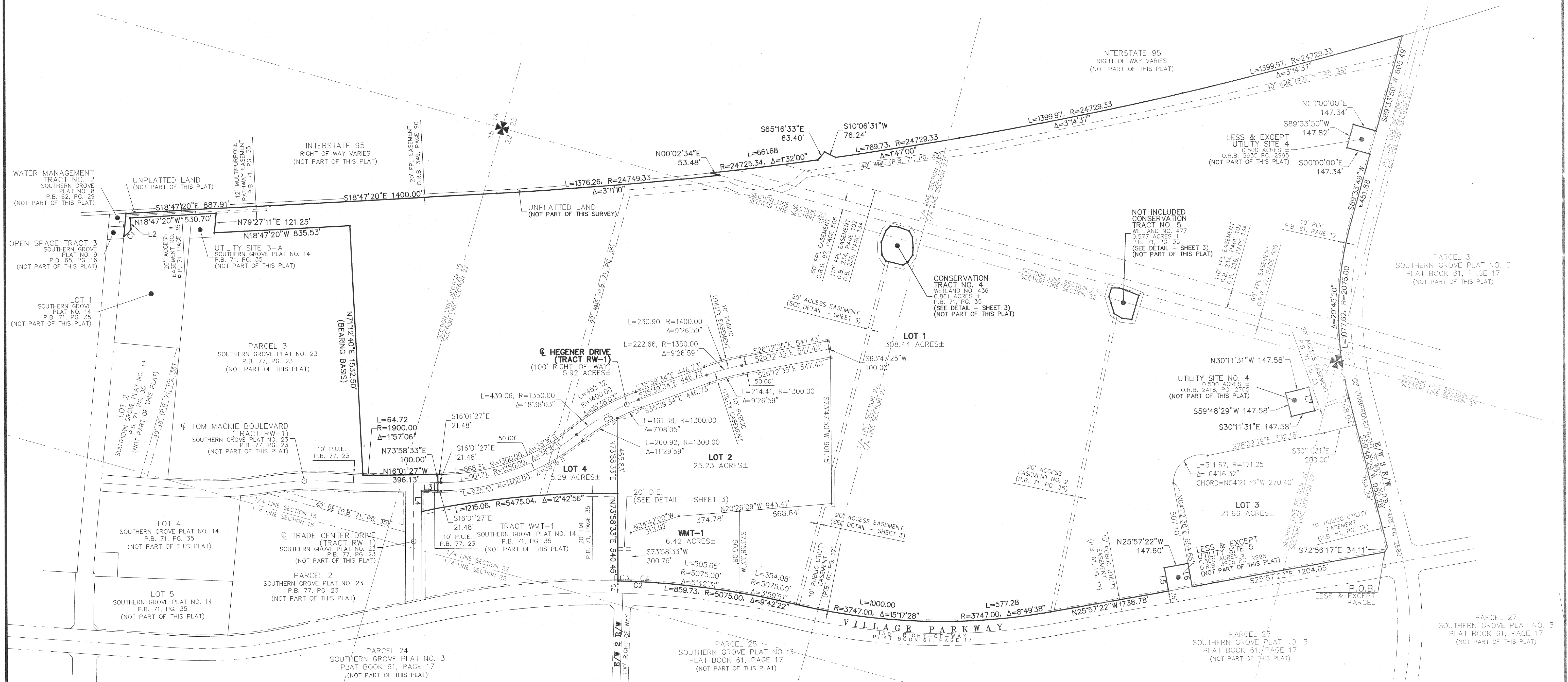


ENGINEERS & SURVEYORS & ENVIRONMENTAL
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10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
887-733-0400
www.edc-inc.com

CITY OF PORT ST. LUCIE
PROJECT NO. P19-076

F.B.E. CERTIFICATE OF AUTHORIZATION 9635
L.B. CERTIFICATE OF AUTHORIZATION 8098

BEING A REPLAT OF PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26, & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

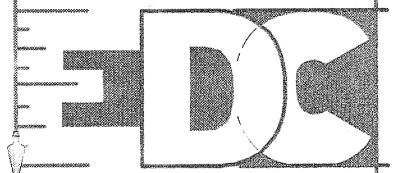


Line #	Direction	Length
L1	N79°27'11"E	140.64
L2	S68°51'37"W	66.36
L3	S16°01'27"E	100.00
L4	N73°58'33"E	127.49
L5	S64°03'05"W	147.58
L6	N63°59'25"E	147.58
L7	N59°48'29"E	147.58

Curve Table			
Curve #	Length	Radius	Delta
C1	64.75	90.00	41°13'25"
C2	250.13	5075.00	2°49'26"
C3	80.06	5075.00	0°54'14"
C4	170.07	5075.00	1°55'12"
C5	422.80	1300.00	18°38'03"

- | LEGEND | | | |
|---|---------------------------------------|-------------------------------|--|
| ☐ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP | P.O.C. POINT OF COMMENCEMENT | L.B.T. LANDSCAPE BUFFER TRACT | |
| | P.O.B. POINT OF BEGINNING | L.S.E. LOT STRIP EASEMENT | |
| | P.L.S. PROFESSIONAL LAND SURVEYOR | O.P.S. OPEN SPACE TRACT | |
| | P.S.M. PROFESSIONAL SURVEYOR & MAPPER | W.M.T. WATER-MANAGEMENT TRACT | |
| | I.S. LAND SURVEYOR | R/W/R. RIGHT-OF-WAY | |
| | L.B. LICENSED BUSINESS | (NR) NON-RADIAL | |
| ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED | P.R.M. PERMANENT CONTROL POINT | (D) DEED DISTANCE | |
| | P.C.P. POINT | (C) CALCULATED DISTANCE | |
| | IR&C IR & 5/8" IRON ROD & CAP | SEC. SECTION | |
| | CM CORNER MONUMENT | TOWNSHIP | |
| | IR IRON ROD | ROE. RANGE | |
| | O.R.B. ORIGINAL RECORDS BOOK | S.P.C. STATE PLANE COORDINATE | |
| | P.B. PLAT BOOK | S.F. SQUARE FEET | |
| | P.G. PAGE | C.F. CERTIFIED CORNER RECORD | |
| | B.E. BUFFER EASEMENT | Δ/D RADIUS | |
| | U.E. UTILITY EASEMENT | R CURVE LENGTH | |
| | I.E.E. INGRESS/EGRESS EASEMENT | CB CHORD BEARING | |
| | REC. RECREATION TRACT | CD CHORD DISTANCE | |
| | N.G.S. NATIONAL GEODETIC SURVEY | | |

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



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• www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
I.B. CERTIFICATE OF AUTHORIZATION 8088

CITY OF PORT ST. LUCIE
PROJECT NO. P19-076

SHEET 2 OF 3

HEET 3 OF 3

ORDINANCE 22-__

EXHIBIT “D”



SW ANNEXATION AREA ROAD NETWORK

