PLAT BOOK \_\_\_\_

A PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST,

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

THIS INSTRUMENT PREPARED BY

RONNIE L. FURNISS

OF

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

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

CERTIFICATE OF OWNERSHIP & DEDICATION:

THIS\_\_\_\_\_\_, 2021.

PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

CERTIFICATE OF OWNERSHIP & DEDICATION:

PRINT NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

PRINT NAME: \_\_\_\_\_

MATTAMY PALM BEACH, LLC,

DELAWARE LIMITED LIABILITY COMPANY

**ACKNOWLEDGEMENT:** 

COUNTY OF PALM BEACH)

PRINT NAME

PRINT NAME

**ACKNOWLEDGEMENT:** 

COUNTY OF PALM BEACH)

STATE OF FLORIDA)

COMMISSION NO. &

EXPIRATION DATE

PRINT NAME

PRINT NAME

STATE OF FLORIDA)

COMMISSION NO. &

EXPIRATION DATE

IN WITNESS WHEREOF. THE ABOVE NAMED CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR

ORAVEC, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE

OF FLORIDA. ON BEHALF OF THE CITY OF PORT ST. LUCIE, WHO IS \_\_ PERSONALLY KNOWN TO ME OR HAS

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

IN WITNESS WHEREOF. THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE

PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR

\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY DAN

GROSSWALD, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY

COMPANY, ON BEHALF OF THE LIMITED LIABILTY COMPANY, WHO IS \_\_ PERSONALLY KNOWN TO ME OR HAS

NOTARY PUBLIC, STATE OF FLORIDA

MATTAMY PALM BEACH, LLC,

DELAWARE LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2021, BY GREGORY J.

NOTARY PUBLIC, STATE OF FLORIDA

MATTAMY PALM BEACH, LLC.

DAN GROSSWALD

VICE PRESIDENT

A DELAWARE LIMITED LIABILITY COMPANY

CITY OF

PORT ST. LUCIE,

OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR,

### LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "TELARO AT SOUTHERN GROVE", BEING A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13. AS RECORDED IN PLAT BOOK 74. PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22. TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ALL OF PARCEL 24 ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY.

#### TOGETHER WITH:

ALL OF THAT PART OF COMMUNITY BOULEVARD AND UTILITY SITE 1 AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995.

#### TOGETHER WITH:

ALL OF UTILITY SITE 1 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. (0.50 AC) (O.R.B. 3935, PAGE 2984)

### LESS AND EXCEPT:

ALL OF CONSERVATION TRACT 3 AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

#### TOGETHER WITH:

ALL OF PARCEL 25A ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, AND BEING A PORTION OF THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61 AT PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF PARCEL 24 OF THE ABOVE MENTIONED SOUTHERN GROVE PLAT NO. 3. THENCE N 90°00'00" E 75.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N 90°00'00" E 648.81 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4.950 FEET. THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1210.08 FEET. THENCE N 75°59'37" E 561.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF VILLAGE PARKWAY AND A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,925 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.00 FEET, THENCE S 75°59'37" W 561.12 FEET TO A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 5,050 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1234.52 FEET, THENCE S 90°00'00" W 648.97 FEET. THENCE N 00°05'34" E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, LESS THAT PART FOR RELOCATED E/W 2 R/W AS IN OFFICIAL RECORDS BOOK 3935 AT PAGE 2995, PUBLIC RECORDS OF SAID ST, LUCIE COUNTY

#### CONTAINING 164.029 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 OF OWNERSHIP & DEDICATIONS:

1. THE ROAD RIGHT-OF-WAY TRACTS R1, AND R2 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND ARE THE MAINTENANCE OBLIGATION OF SAID TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY. AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE: IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE. ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. A NON-EXCLUSIVE INGRESS. EGRESS, DRAINAGE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6. ITS SUCCESSORS AND ASSIGNS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACTS R1 AND R2 TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS. IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT

2. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE FASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR FLECTRIC. TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION. INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, NSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID TELARO HOMEOWNERS ASSOCIATION, INC.,

4. THE OPEN SPACE TRACTS (0-1 THROUGH 0-10) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID TELARO HOMEOWNERS

5. THE WATER MANAGEMENT TRACT S.M.T. 1. SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT. AN INGRESS AND EGRESS EASEMENT OVER THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1. ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACTS R1 AND R2 TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT

6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID TELARO HOMEOWNERS ASSOCIATION, INC.,

- 7. THE FUTURE DEVELOPMENT TRACT, 1 AS SHOWN HEREON, IS RESERVED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- 8. THE TRACT PARK AS SHOWN HEREON, ARE HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- 9. THE TRACT COMMERCIAL AS SHOWN HEREON, ARE HEREBY DEDICATED TO MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL USE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID MATTAMY PALM BEACH, LLC.

10. LIFT STATION EASEMENT LSE1, SAID EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE CITY'S FACILITIES, TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE. ITS SUCCESSORS OR ASSIGNS. DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

11. THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN.

12. THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. 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. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN

13. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACT S.M.T. 1 AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE OR COST TO THE CITY.

FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS THAT PORTION OF TRACT 0-11 AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID TELARO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.

14. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACTS R1, R2, AND R3 AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE

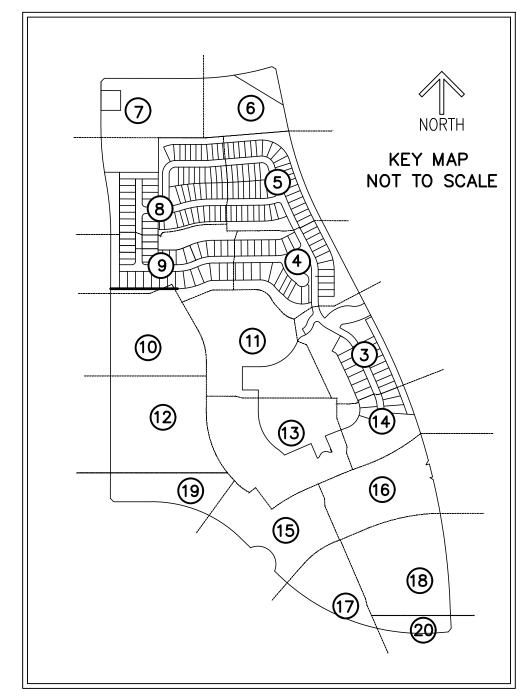
15. THE TWENTY FIVE (25) FOOT EASEMENT FOR CONSERVATION TRACT NO. 13 AS SHOWN HEREON IS HEREBY DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1. AND ARE THE MAINTENANCE OBLIGATION OF SAID TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1., ITS SUCCESSORS AND OR ASSIGNS.

16. THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED FOR AN IRRIGATION EASEMENT TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS.

17. THE CITY OF PORT ST. LUCIE UTILITY SITE 1 TRACT AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR UTILITY USE PURPOSES, AND ARE THE MAINTENANCE RESPONSIBILITIES OF SAID CITY OF PORT ST. LUCIE, FLORIDA.



NOT TO SCALE



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 \_\_\_\_\_, 2021.

MICHELLE R. MILLER CLERK OF THE CIRCUIT COURT

### SURVEY NOTES:

BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°57'32"E. ALONG THE SOUTH RIGHT-OF-WAY OF E/W 1 R/W (A 150.00 FOOT WIDE RIGHT-OF-WAY). AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3. AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

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

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

### SURVEYOR'S CERTIFICATE:

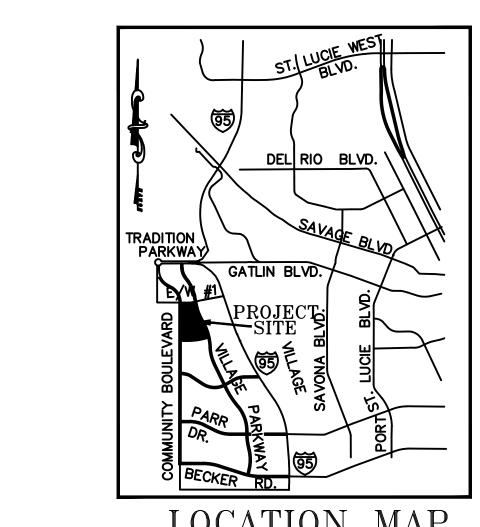
STATE OF FLORIDA COUNTY OF ST. LUCIE

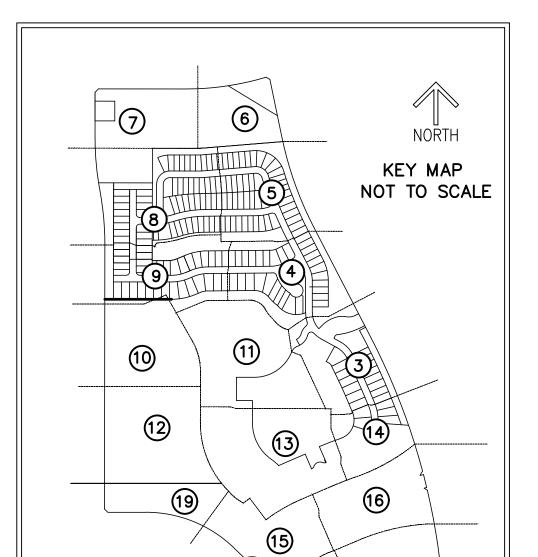
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

> PROFESSIONAL SURVEYOR MAPPER #6272 STATE OF FLORIDA. CAULFIELD AND WHEELER, INC SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 (561)392-1991 CERTIFICATION OF AUTHORIZATION NO. LB 3591 CLERK OF THE COURT SURVEYOR

RONNIE L. FURNISS

PSLUSD PROJECT NO. 5211A CITY OF PORT ST. LUCIE PROJECT NO. P21-013





A PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

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

### ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF INGRESS AND EGRESS OF TRACTS R1 AND R2, IRRIGATION EASEMENTS (IQE), AN INGRESS AND EGRESS EASEMENT OVER THE WATER MANAGEMENT TRACTS, FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT. DATED THIS \_\_\_\_\_, 2021

CHAIRMAN:	
SECRETARY:	

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES: ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_, CHAIRMAN, ON BEHALF OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS \_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

### TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

COMMISSION NUMBER

- THE UNDERSIGNED, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021:
- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.

PRINT NAME: \_\_\_\_\_

• THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED	THIS	 DAY	OF	,	202

STEVEN R. PARSON, PARTNER FLORIDA BAR NO. 351903 SHUTTS & BOWEN LLP 525 OKEECHOBEE BLVD., SUITE 1100 WEST PALM BEACH, FL 33401

\_\_\_\_\_

ACCEPTANCE OF DEDICATION:

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), 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 OFWATER MANAGEMENT AND NON EXCLUSIVE INGRESS, DRAINAGE AND UTILITY 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 TRACTS 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	DAY OF	_, 2021
 CHAIRMAN:	 SECRETARY:	

### THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES:

ACKNOWLEDGEMENT: STATE OF FLORIDA)

COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_ PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021, BY \_\_\_\_\_, CHAIRMAN, ON BEHALF OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO IS \_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS	MY	HAND	AND	OFFICIAL	SEAL	THIS	 DAY	OF	;	20	21

OMMISSION NO. &	NOTARY PUBLIC, STATE OF FLORIDA
(PIRATION DATE	

#### PRINT NAME: \_\_\_\_\_ COMMISSION NUMBER

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

COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TELARO AT SOUTHERN GROVE, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY OF PORT ST LUCIE: GREGORY J. ORAVEC, MAYOR

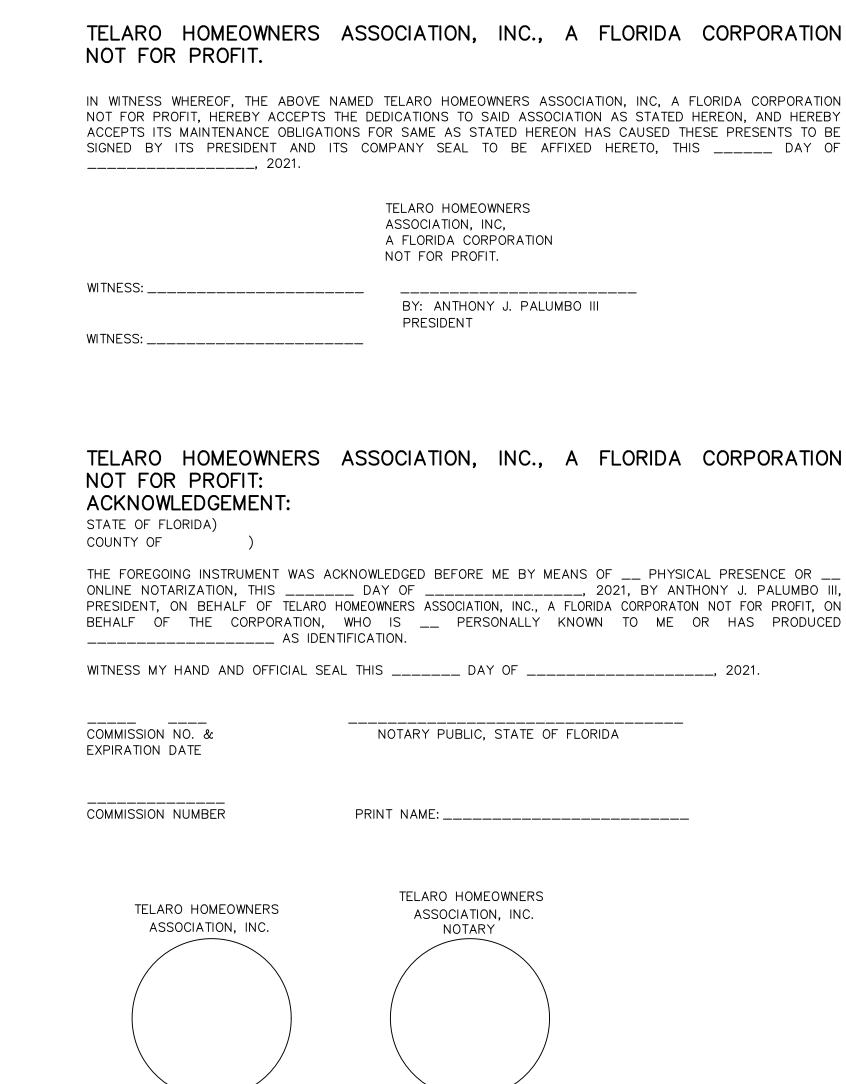
ATTEST: KAREN PHILLIPS, CITY CLERK

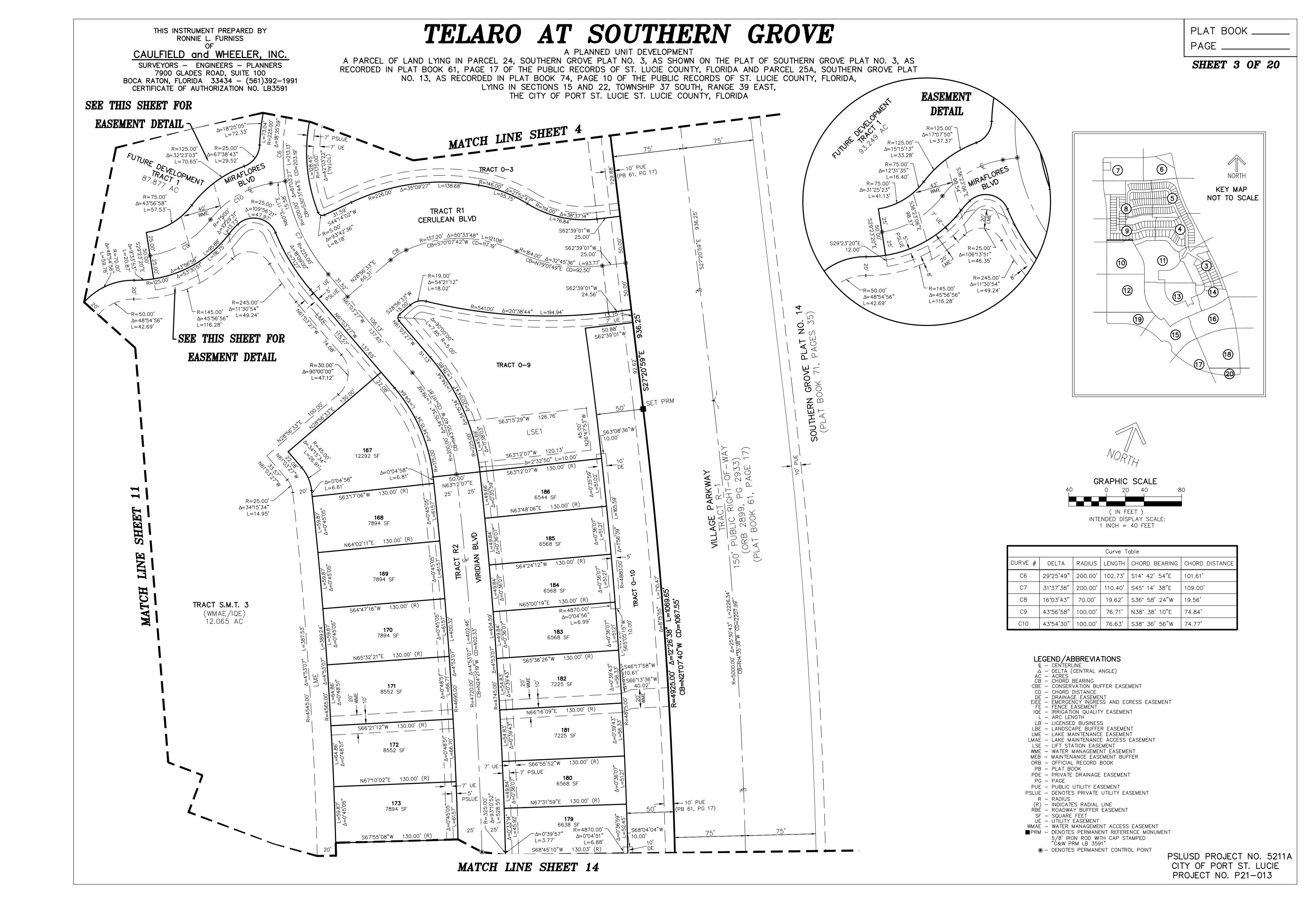


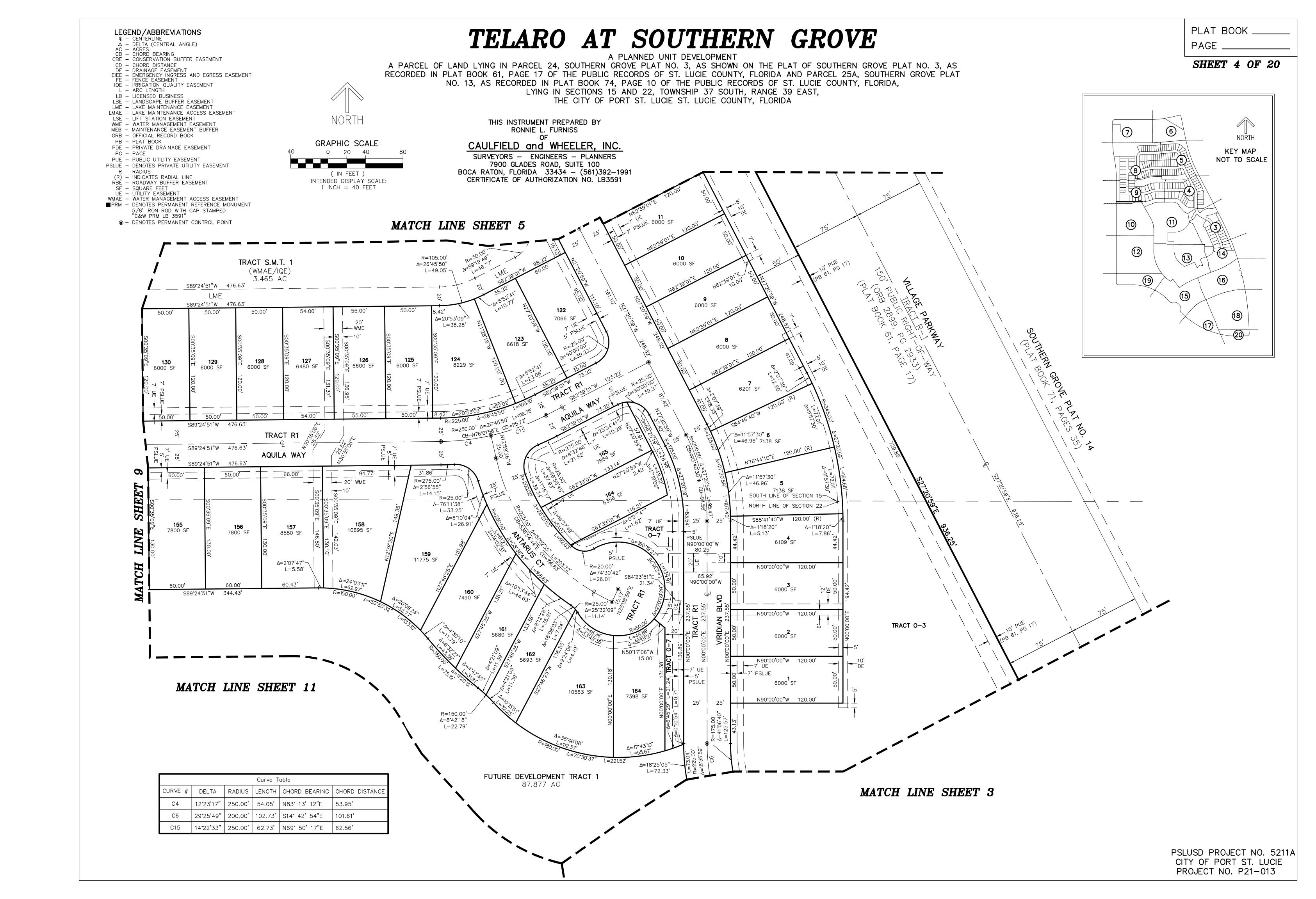
PSLUSD PROJECT NO. 5211A CITY OF PORT ST. LUCIE PROJECT NO. P21-013

PLAT BOOK \_\_\_\_

SHEET 2 OF 20







PLAT BOOK \_\_\_ PAGE .

SHEET 5 OF 20

PSLUSD PROJECT NO. 5211A CITY OF PORT ST. LUCIE

PROJECT NO. P21-013

A PLANNED UNIT DEVELOPMENT

THIS INSTRUMENT PREPARED BY

SURVEYORS - ENGINEERS - PLANNERS

LEGEND/ABBREVIATIONS

© - CENTERLINE

\( \triangle - DELTA \) (CENTRAL ANGLE)

AC - ACRES

CB - CHORD BEARING

CBE - CONSERVATION BUFFER EASEMENT RONNIE L. FURNISS

CD - CHORD DISTANCE CD — CHURD DISTANCE
DE — DRAINAGE EASEMENT
EIEE — EMERGENCY INGRESS AND EGRESS EASEMENT
FE — FENCE EASEMENT
IQE — IRRIGATION QUALITY EASEMENT

L - ARC LENGTH LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT MEB - MAINTENANCE EASEMENT BUFFER

ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT

PG - PAGE

PUE - PUBLIC UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT R - RADIUS

(R) - INDICATES RADIAL LINE RBÉ - ROADWAY BUFFER EASEMENT SF - SQUARE FEET

UE - UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "Ć&W PRM LB 3591"

S89°24'51"W 403.32'

MATCH LINE SHEET 9

DENOTES PERMANENT CONTROL POINT

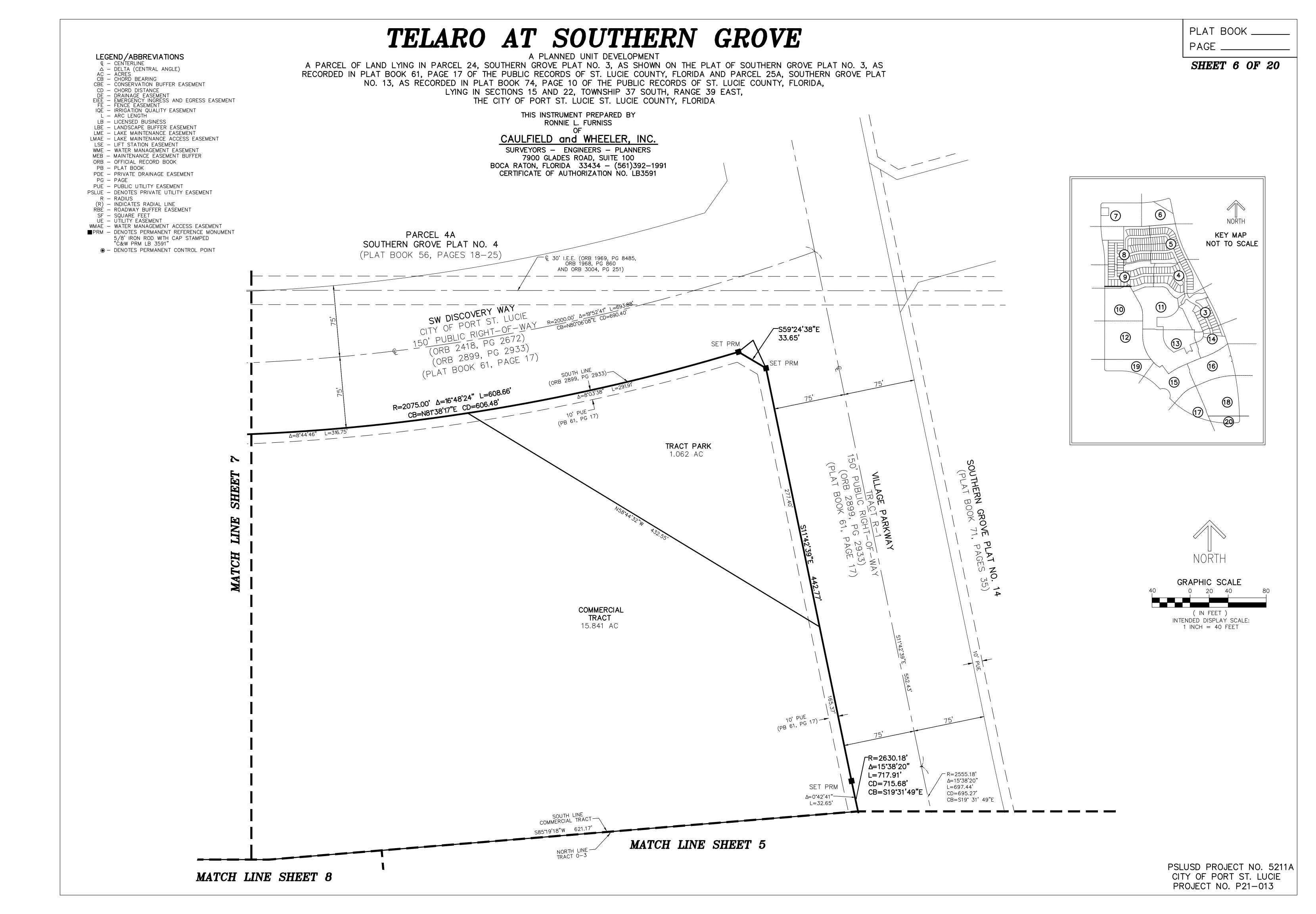
A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CAULFIELD and WHEELER, INC. THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA

7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 MATCH LINE SHEET 6 NORTH S85°19'18"W NORTH LINE -TRACT 0-3 KEY MAP NOT TO SCALE  $\Lambda = 6.52'05''$ 45.00 40.00 L=26.3740.00 **28** | 5400 SF ≤ 5 5450 SF 6712 SF 4800 SF **30** 4800 SF 5400 SF **24** 6712 SF **32** 4800 SF 4800 SF 13 TRACT R1 S85°19'18"W 394.99' VIRIDIAN BLVD R=50.00'-∆=77°34'02" --- WME L=67.69' **58** 5216 SF **56** 4864 SF TRACT 0-4 5875 SF 

R=5040.00  $\Delta=0^{\circ}56'10''$  L=82.35'R=5040.0C  $\Delta$ =0°27'17" L=40.00' **19** 4889 SF R=5040.00  $\Delta$ =0°30'42" L=45.00' \_ R=5040.00  $\Delta$ =0°27'17' L=40.01' R=5040.00  $\Delta = 0^{\circ}27'18'$  L = 40.02'L=38.76' Δ=0°26'26" L=35.11' Δ=0°23'57" L=45.11'  $\Delta=0^{\circ}30'46$ "  $\begin{array}{c|cccc}
 & & & & \\
 & & & \\
 & L = 40.06' & & & \\
 & \Delta = 0^{\circ}27'19'' & & \Delta = 0^{\circ}30'45''
\end{array}$ L=40.04'  $\Delta=0^{\circ}27'19$ " ( IN FEET )
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET L=40.03'  $\Delta=0°27'18$ ' **59** 8334 SF **ତ୍ର 61** ୮ 4750 SF **60** 6563 SF **17** 6112 SF **66** 4946 SF R=25.00' -Δ=92°40'02" L=40.43' **16** 6112 SF  $\begin{array}{c} R = 275.00' \\ \Delta = 17^{\circ}49'15'' \stackrel{\text{N}}{\text{S}} \\ L = 85.53' & R = 300.00' & \Delta = 21^{\circ}29'41'' & L = 112.5 \\ \hline CB = N78^{\circ}40'00''E & CD = 111.89'' \\ \end{array}$ S89°24'51"W 403.32' TRACT R1 **15** 6112 SF S89°24'51"W 403.32' CORVUS LANE S89°24'51"W 403.32' ∆=1°13'53" L=6.98' 14 6112 SF Δ=1°03'54" L=52.05' **121** 6541 SF **115** 5400 SF í **118** 4916 SF ท**ี่ 117** 4800 SF 5438 SF 113 4800 SF **119** 5438 SF 5400 SF 4800 SF **13** 6112 SF —S27°20'59"E 936.25' Δ=1°13′53"¬ L=9.56' S89°24'51"W 403.32' R=30.00' -Δ=82°07'00" L=43.00' S89°24′51″W 403.32′ TRACT S.M.T. 1 (WMAE/IQE) 3.465 AC R=30.00'

Δ=89°19'49"

MATCH LINE SHEET 4



A PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RÉCORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA

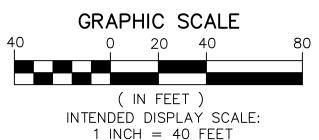
THIS INSTRUMENT PREPARED BY

## CAULFIELD and WHEELER, INC.

RONNIE L. FURNISS

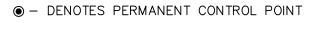
SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

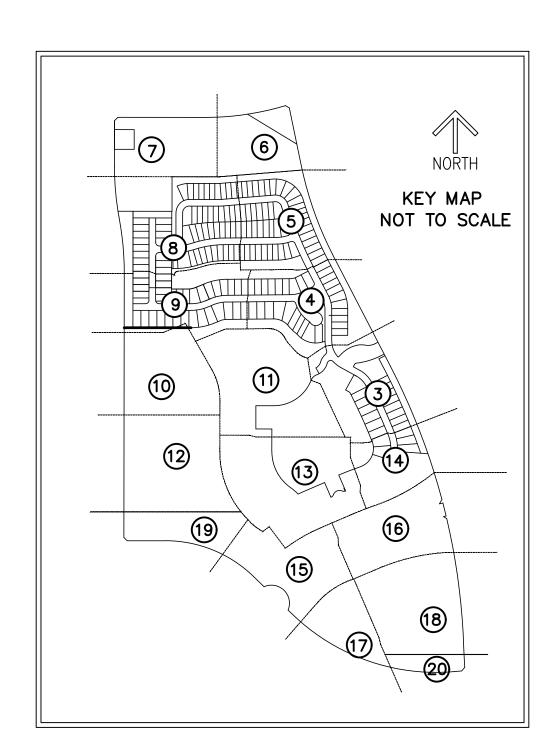


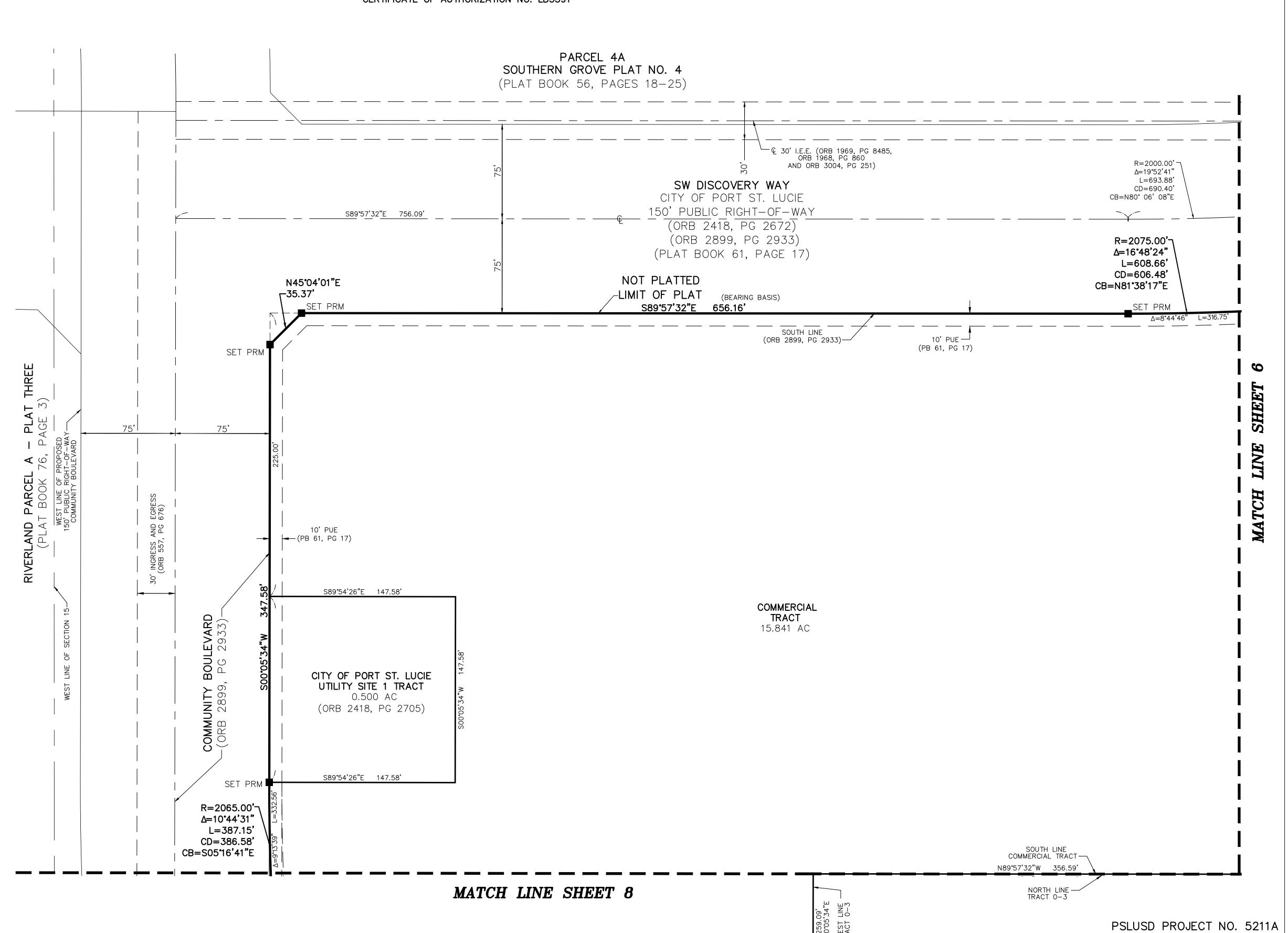


### LEGEND/ABBREVIATIONS

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







PLAT BOOK \_\_\_

CITY OF PORT ST. LUCIE PROJECT NO. P21-013

SHEET 7 OF 20

PAGE .

A PLANNED UNIT DEVELOPMENT

A PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS

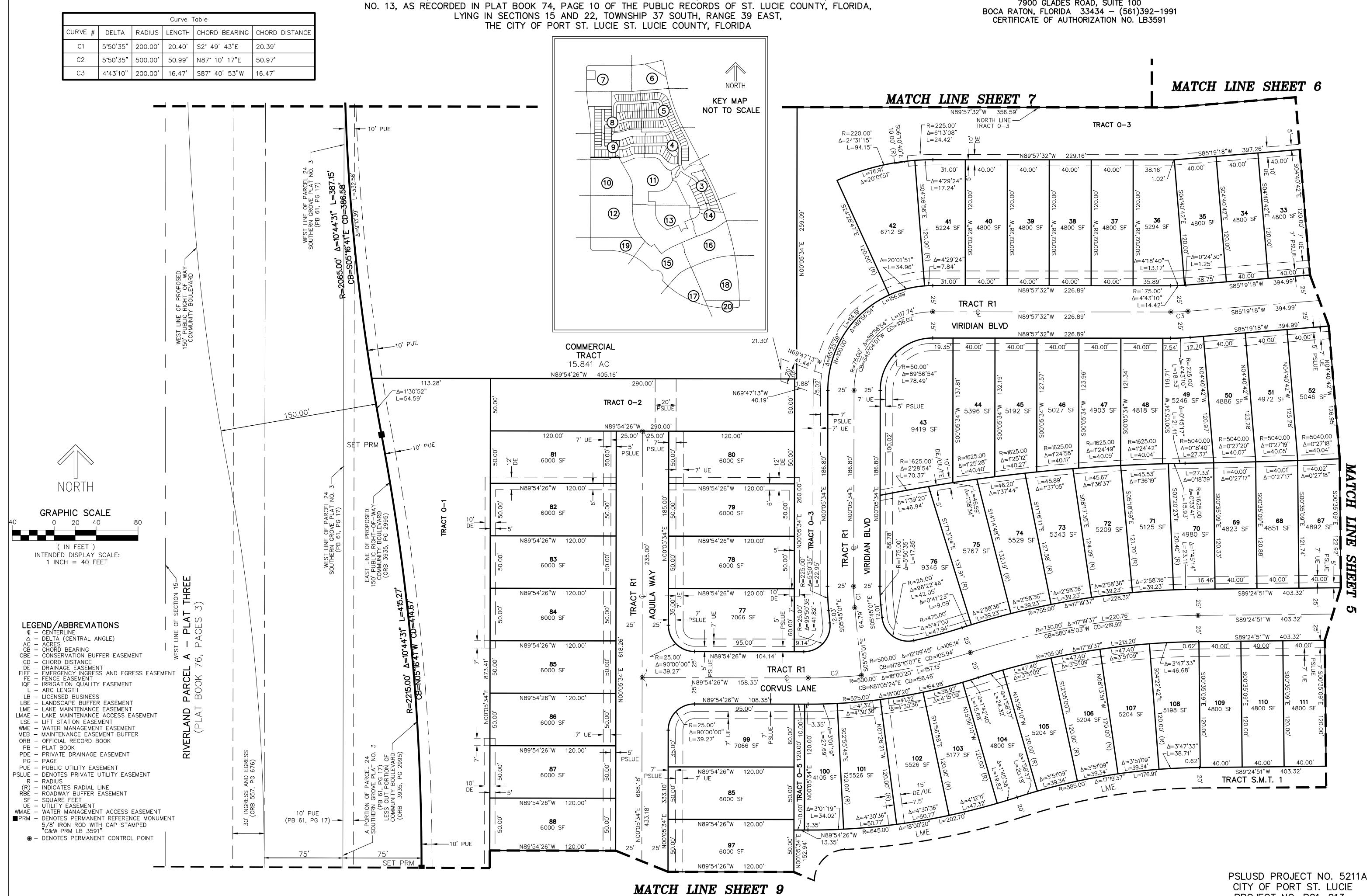
CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100

PLAT BOOK \_\_\_\_\_\_

SHEET 8 OF 20

PROJECT NO. P21-013



TELARO AT SOUTHERN GROVE PLAT BOOK \_\_\_\_ LEGEND/ABBREVIATIONS

Q - CENTERLINE

A - DELTA (CENTRAL ANGLE) A PLANNED UNIT DEVELOPMENT A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS SHEET 9 OF 20 RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT AC — ACRES CB — CHORD BEARING NO. 13, AS RÉCORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CBE - CONSERVATION BUFFER EASEMENT - CHORD DISTANCE
- DRAINAGE EASEMENT
- EMERGENCY INGRESS AND EGRESS EASEMENT
- FENCE EASEMENT LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA KEY MAP NOT TO SCALE - IRRIGATION QUALITY EASEMENT L - ARC LENGTH LB - LICENSED BUSINESS LBE - LANDSCAPE BUFFER EASEMENT THIS INSTRUMENT PREPARED BY LME - LAKE MAINTENANCE EASEMENT
LMAE - LAKE MAINTENANCE ACCESS EASEMENT RONNIE L. FURNISS LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT CAULFIELD and WHEELER, INC. MEB - MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK SURVEYORS - ENGINEERS - PLANNERS PB - PLAT BOOK 7900 GLADES ROAD, SUITE 100 PDE - PRIVATE DRAINAGE EASEMENT BOCA RATON, FLORIDA 33434 - (561)392-1991 PG - PAGE CERTIFICATE OF AUTHORIZATION NO. LB3591 PUE - PUBLIC UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT GRAPHIC SCALE R - RADIUS (R) - INDICATES RADIAL LINE 0 20 40 (13) RBÉ - ROADWAY BUFFER EASEMENT SF — SQUARE FEET UE — UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT ( IN FEET ) ■PRM - DENOTES PERMANENT REFERENCE MONUMENT INTENDED DISPLAY SCALE 5/8' IRON ROD WITH CAP STAMPED 1 INCH = 40 FEET"C&W PRM LB 3591" DENOTES PERMANENT CONTROL POINT S89°24'51"W 403.32 MATCH LINE SHEET 8 TRACT S.M.T. 1 (WMAE/IQE) `3.465 AC´ SET PRM -R=30.00N89°54'26"W 120.00' Δ=86°58'39" 7' UE-S89°24'51"W 476.63' L=45.54'7'UE─<del>►</del> | PSLUE 6180 SF \_N89**°**54'26"W 120.00'\_ S89°24'51"W 476.63' 10' PUE 50.00' 50.00' Δ=6°52'50" (PB 61, PG 17) → 6000 SF 윤 / R = 30.00'Δ=90°05'34"  $\mathcal{O}$ N89°54'26"W 120.00' 6000 SF 6000 SF 6653 SF 6000 SF N89°54'26"W 120.00' 6000 SF N90°00'00"E 121.11' 6800 SF 34.72' 50.00' 6606 SF Δ=5°00'07"<sup>—</sup> L = 46.77'N89°54'26"W 120.00' 6000 SF L=13.53' 7450 SF WEST LINE RIVERLY **138** 7785 SF **92** 6000 SF 5532 SF S89°24'51"W 476.63' SW CORNER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST FOUND NAIL & DISK EAST LINE OF PUBLIC RIGHT-OF-Δ=89°54'26" Δ=15°06'57"-**TRACT 0-6** L=39.23' L=72.55' S89°24'51"W 476.63'  $\Delta = \frac{78^{\circ}47^{\circ}0}{L} = \frac{34.38^{\circ}}{1}$ 60.00 SHEET \_\_\_\_\_1<u>29.8</u>6'<sup>'</sup>\_\_\_\_ N90°00'00"E 240.65' SOUTH LINE OF SECTION 15\_ N90°00'00"E R=25.00' <sup>L</sup>Δ=5°55'12" L=28.41' 145.00' L=39.31'NORTH LINE OF SECTION 22 N90°00'00"E 435.73' AQUILA WAY **153** 7800 SF **154** 7800 SF **152** 8541 SF 60.00 60.00' L=28.84' 9858 SF L=56.11' Δ=7°18'40"<sup>\_]</sup> L = 41.47'**150** 8317 SF L=14.98' 60.00' **142** 7800 SF **144** 7800 SF **147** 7800 SF 8754 SF 7814 SF 7800 SF 8519 SF S89°24'51"W 344.43' \_<del>\_</del>10' PUE Δ=7°18'40"-L=58.06'/FUTURE DEVELOPMENT TRACT 1 87.877 AC N68°21'02"W 25.24'/ 60.00' 60.00' 60.00' N90°00'00"E 500.98' FUTURE DEVELOPMENT TRACT 1 87.877 AC MATCH LINE SHEET 10 MATCH LINE SHEET 11

A PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST,

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

PAGE

NORTH

KEY MAP

NOT TO SCALE

PLAT BOOK \_\_\_\_

SHEET 10 OF 20

THIS INSTRUMENT PREPARED BY

LEGEND/ABBREVIATIONS

© - CENTERLINE

CD - CHORD DISTANCE

LB - LICENSED BUSINESS

LSE - LIFT STATION EASEMENT

ORB - OFFICIAL RECORD BOOK

PUE - PUBLIC UTILITY EASEMENT

(R) - INDICATES RADIAL LINE RBÉ — ROADWAY BUFFER EASEMENT

"Ć&W PRM LB 3591"

SF — SQUARE FEET UE — UTILITY EASEMENT

PB — PLAT BOOK

PG - PAGE

R — RADIUS

Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT

IQE — IRRIGATION QUALITY EASEMENT L — ARC LENGTH

LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT

WME - WATER MANAGEMENT EASEMENT

PDE - PRIVATE DRAINAGE EASEMENT

MEB - MAINTENANCE EASEMENT BUFFER

PSLUE - DENOTES PRIVATE UTILITY EASEMENT

WMAE - WATER MANAGEMENT ACCESS EASEMENT PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED

DENOTES PERMANENT CONTROL POINT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT

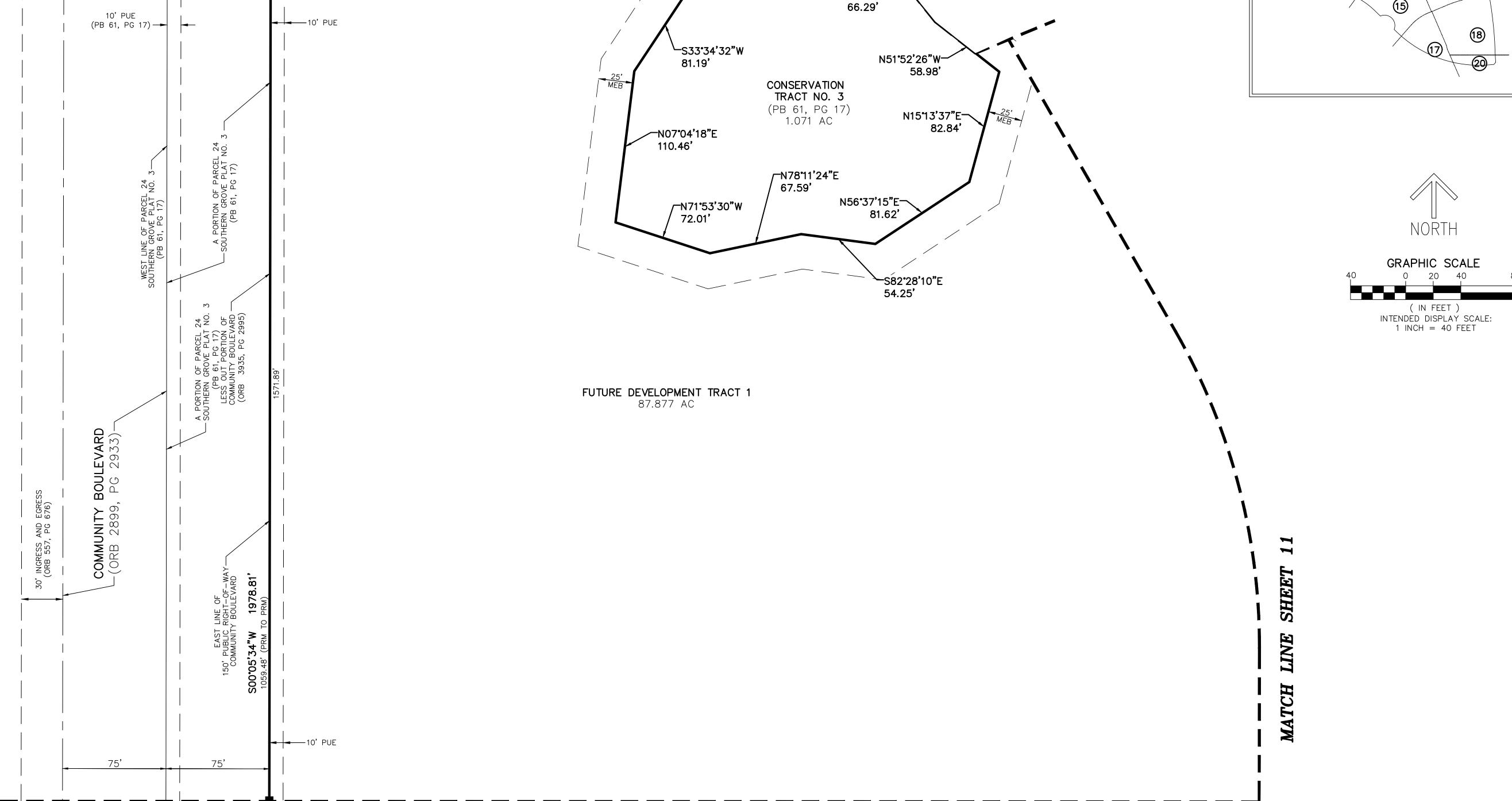
DE — DRAINAGE EASEMENT EIEE — EMERGENCY INGRESS AND EGRESS EASEMENT FE — FENCE EASEMENT

## CAULFIELD and WHEELER, INC.

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

RONNIE L. FURNISS

### MATCH LINE SHEET 9 58.88' N79**\***54'28"W 75' N38\*51'47"W 66.29' 10' PUE (PB 61, PG 17) — <sup>\_</sup>S33**'**34'32"W 81.19' 58.98' CONSERVATION TRACT NO. 3 (PB 61, PG 17) N15°13'37"E-1.071 AC



TELARO AT SOUTHERN GROVE PLAT BOOK \_\_\_\_ PAGE . A PLANNED UNIT DEVELOPMENT A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS SHEET 11 OF 20 RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA MATCH LINE SHEET 4 MATCH LINE SHEET 9 KEY MAP NOT TO SCALE 13 THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 – (561)392–1991

CERTIFICATE OF AUTHORIZATION NO. LB3591 GRAPHIC SCALE 20 40 FUTURE DEVELOPMENT TRACT 1 87.877 AC ( IN FEET ) INTENDED DISPLAY SCALE: 1 INCH = 40 FEETENE SHEET N89°54'26"W 133.71' 133.71 MATCH LME PSLUE N89°54'26"W 83.71' LEGEND/ABBREVIATIONS AC - ACRES CB - CHORD BEARING -R=30.00' Δ=90°00'00" CBE - CONSERVATION BUFFER EASEMENT L=47.12'CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FE - FENCE EASEMENT IQE - IRRIGATION QUALITY EASEMENT L - ARC LENGTH LB - LICENSED BUSINESS LBE - LANDSCAPE BUFFER EASEMENT TRACT S.M.T. 3 LME - LAKE MAINTENANCE EASEMENT LMAE - LAKE MAINTENANCE ACCESS EASEMENT (WMAE/IQE) 12.065 AC LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT Δ=90°00'00" MEB - MAINTENANCE EASEMENT BUFFER ORB - OFFICIAL RECORD BOOK L = 47.12'PB - PLAT BOOK ⊂R=10.00' PDE - PRIVATE DRAINAGE EASEMENT Δ=90°00'00" PG - PAGE N89°54'26"W 80.00' L=15.71' PUE - PUBLIC UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT LME R - RADIUS N89°54'26"W 120.00' (R) — INDICATES RADIAL LINE RBE — ROADWAY BUFFER EASEMENT SF — SQUARE FEET UE — UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT PSLUSD PROJECT NO. 5211A 5/8' IRON ROD WITH CAP STAMPED "Ć&W PRM LB 3591" CITY OF PORT ST. LUCIE DENOTES PERMANENT CONTROL POINT MATCH LINE SHEET 13 PROJECT NO. P21-013

PLAT BOOK \_\_\_\_ PAGE .

SHEET 12 OF 20

GRAPHIC SCALE 20 40 ( IN FEET )

WEST LINE OF PARCEL BOOK 75,

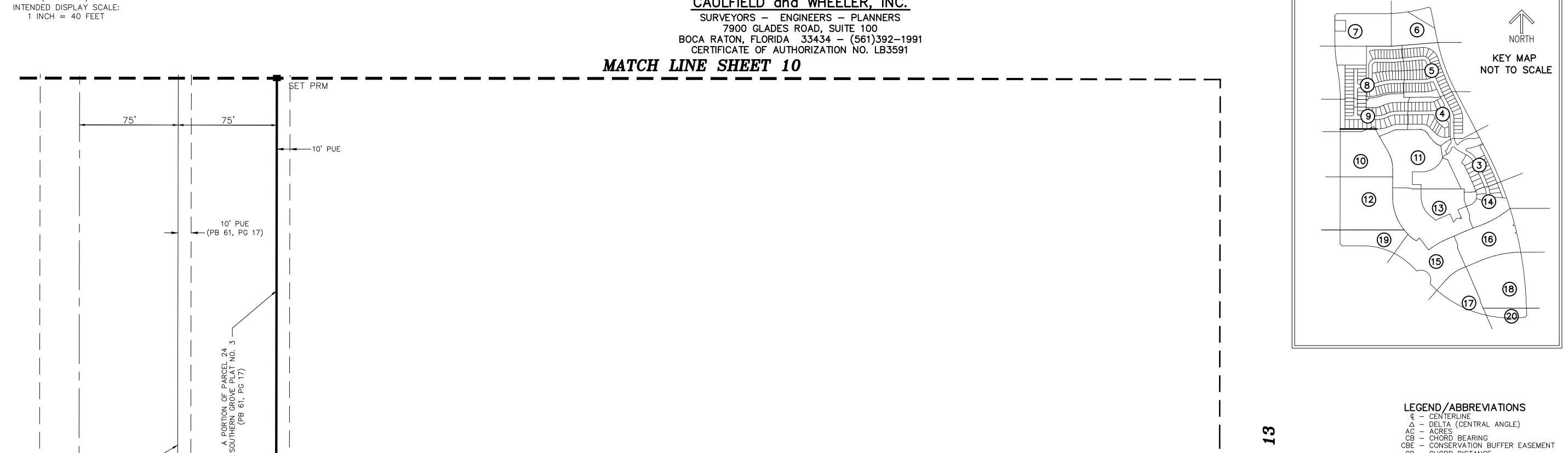
NORTH

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

## CAULFIELD and WHEELER, INC.



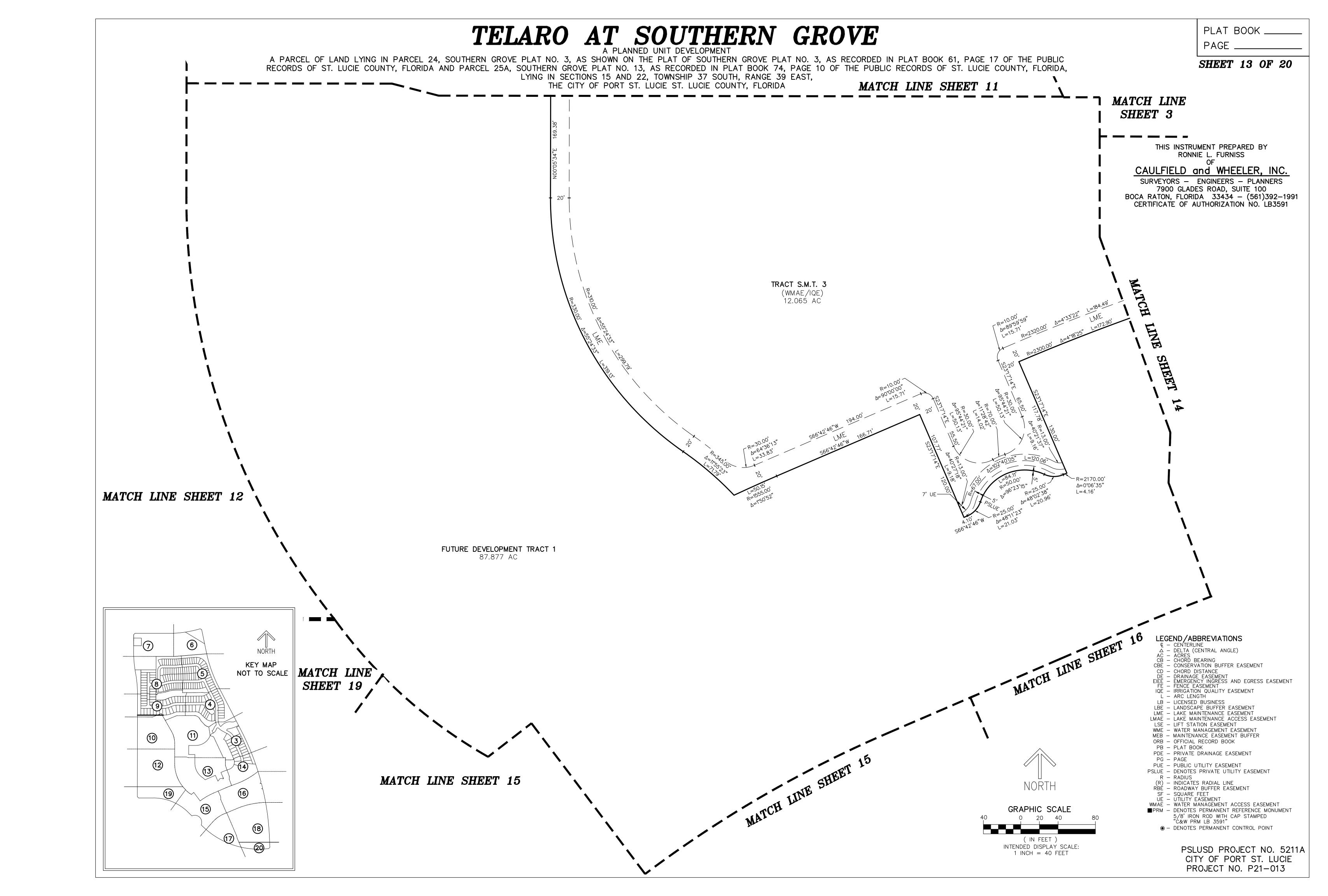
FUTURE DEVELOPMENT TRACT 1 87.877 AC

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

● - DENOTES PERMANENT CONTROL POINT

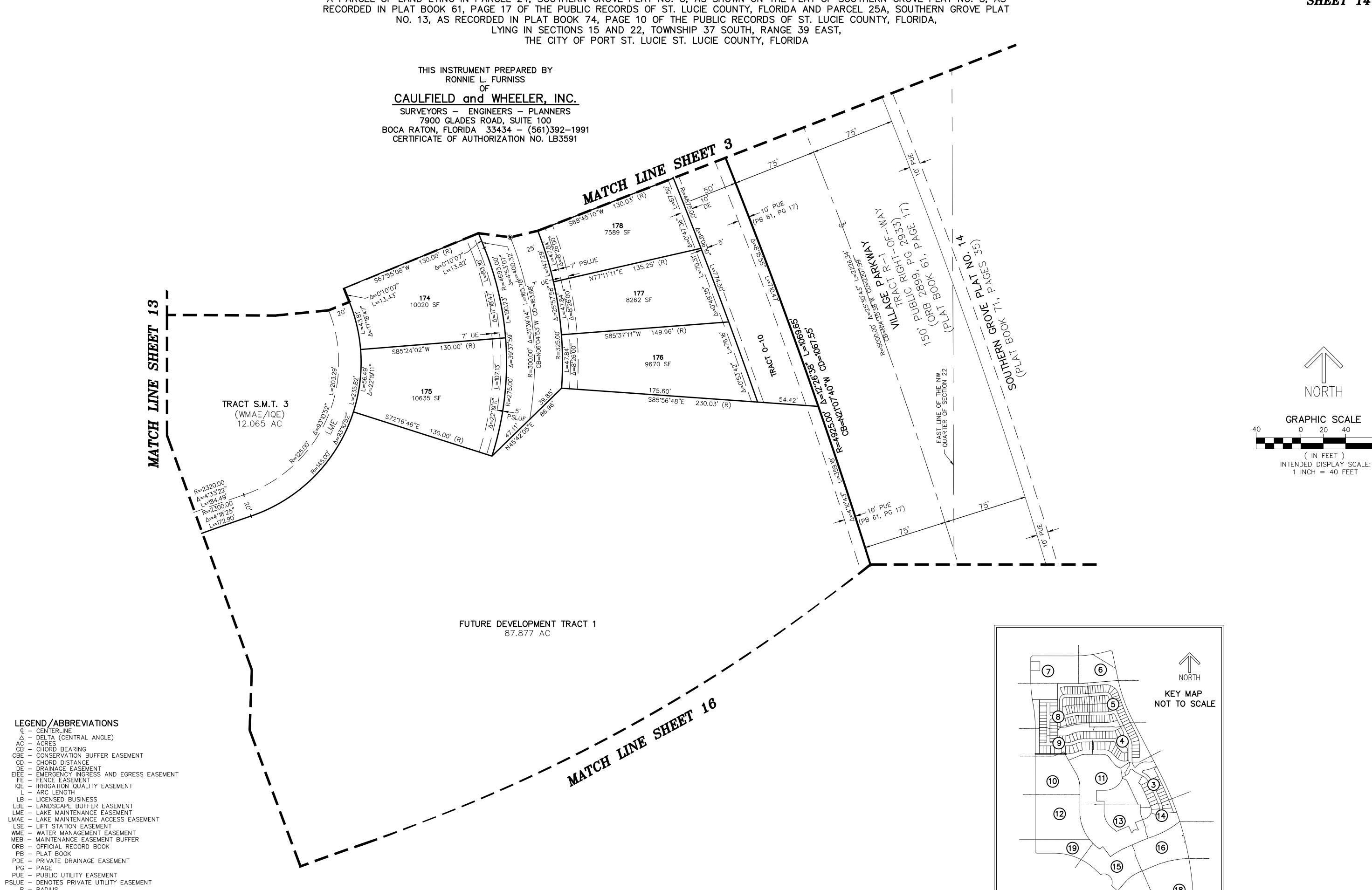
PSLUSD PROJECT NO. 5211A CITY OF PORT ST. LUCIE PROJECT NO. P21-013

MATCH LINE SHEET 19



A PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS



LEGEND/ABBREVIATIONS

 $\Delta$  – DELTA (CENTRAL ANGLE)

LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT

LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT MEB - MAINTENANCE EASEMENT BUFFER

ORB - OFFICIAL RECORD BOOK

PUE - PUBLIC UTILITY EASEMENT

PDE - PRIVATE DRAINAGE EASEMENT

(R) — INDICATES RADIAL LINE RBE — ROADWAY BUFFER EASEMENT

"Ć&W PRM LB 3591"

WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED

● - DENOTES PERMANENT CONTROL POINT

€ − CENTERLINE

AC - ACRES CB - CHORD BEARING

CD - CHORD DISTANCE

L — ARC LENGTH LB - LICENSED BUSINESS

PB — PLAT BOOK

PG - PAGE

R - RADIUS

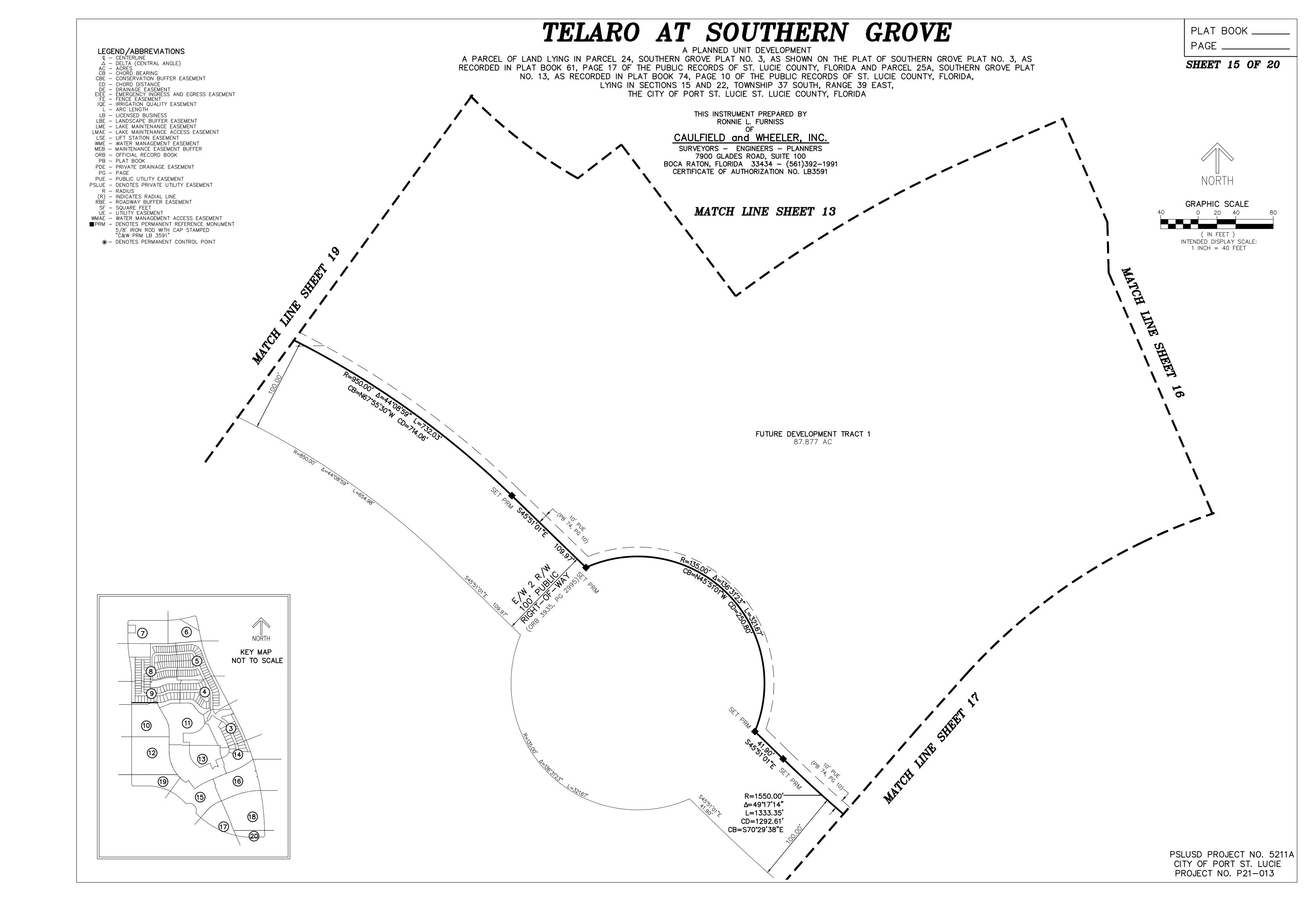
SF — SQUARE FEET UE - UTILITY EASEMENT

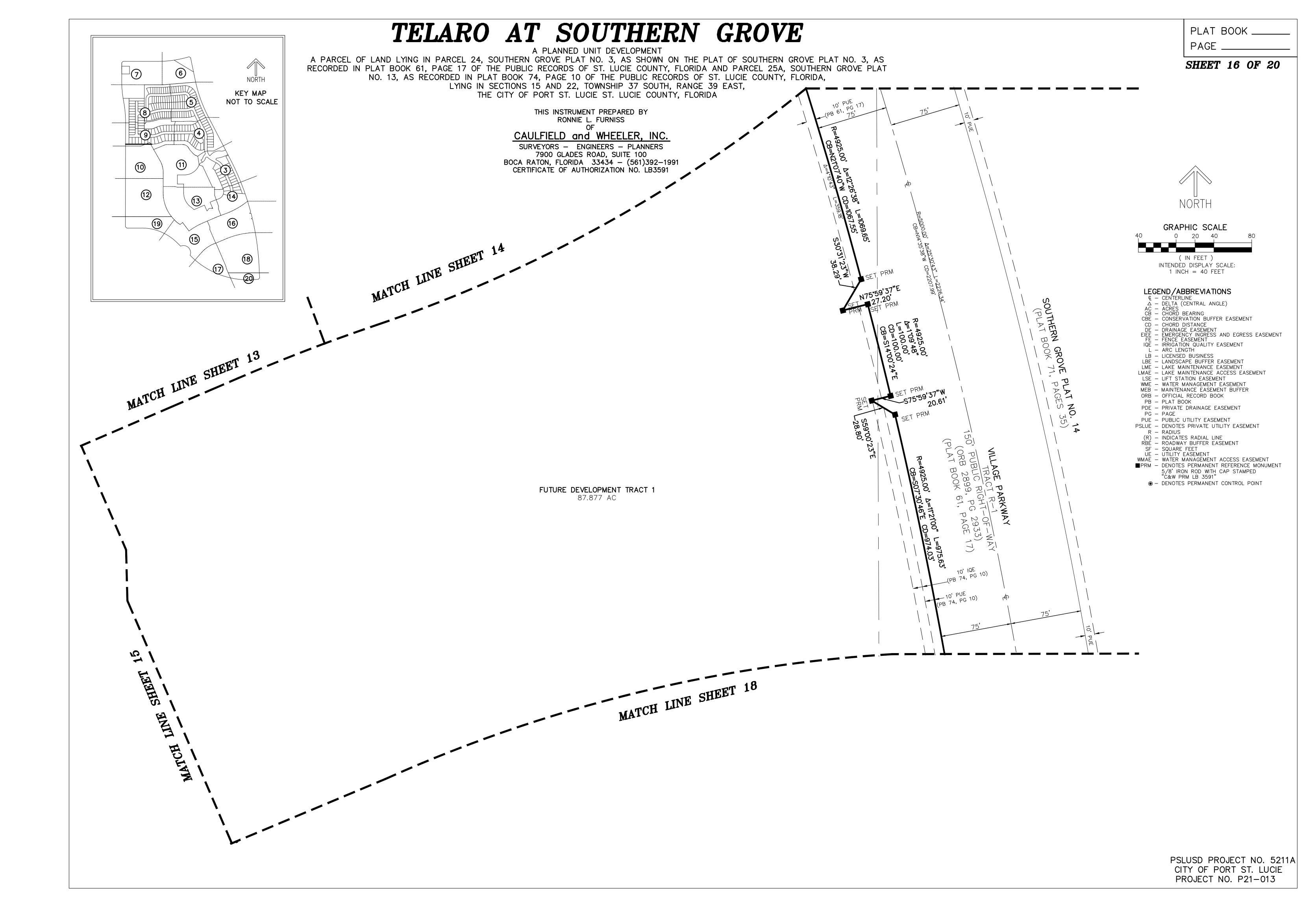
> PSLUSD PROJECT NO. 5211A CITY OF PORT ST. LUCIE PROJECT NO. P21-013

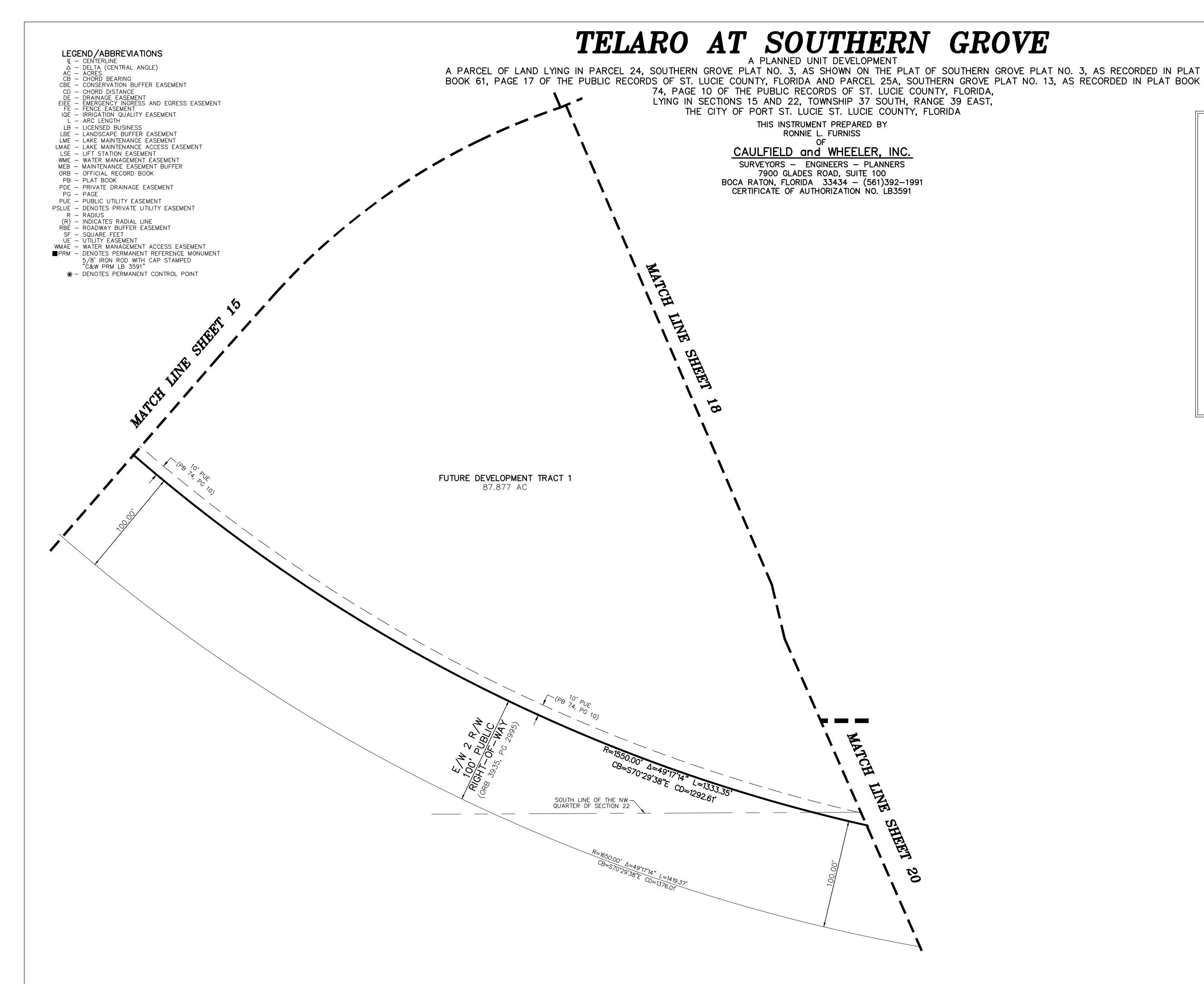
PLAT BOOK \_\_\_\_

SHEET 14 OF 20

PAGE

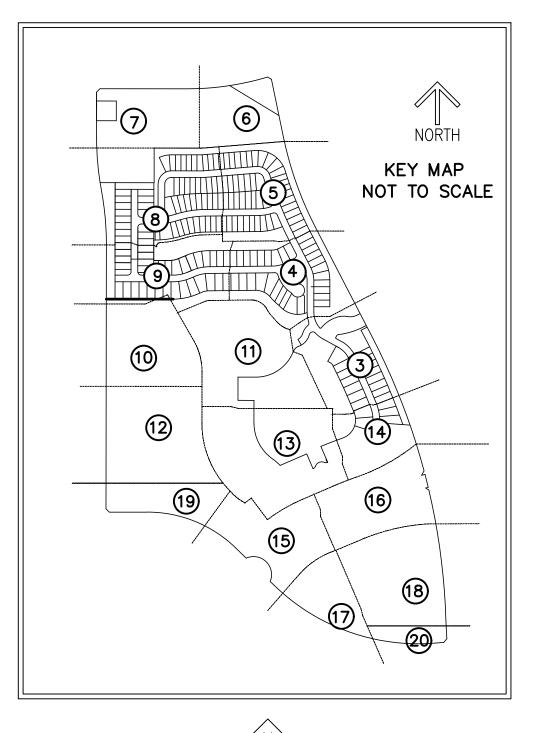




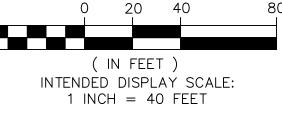


PLAT BOOK \_\_\_\_\_

SHEET 17 OF 20







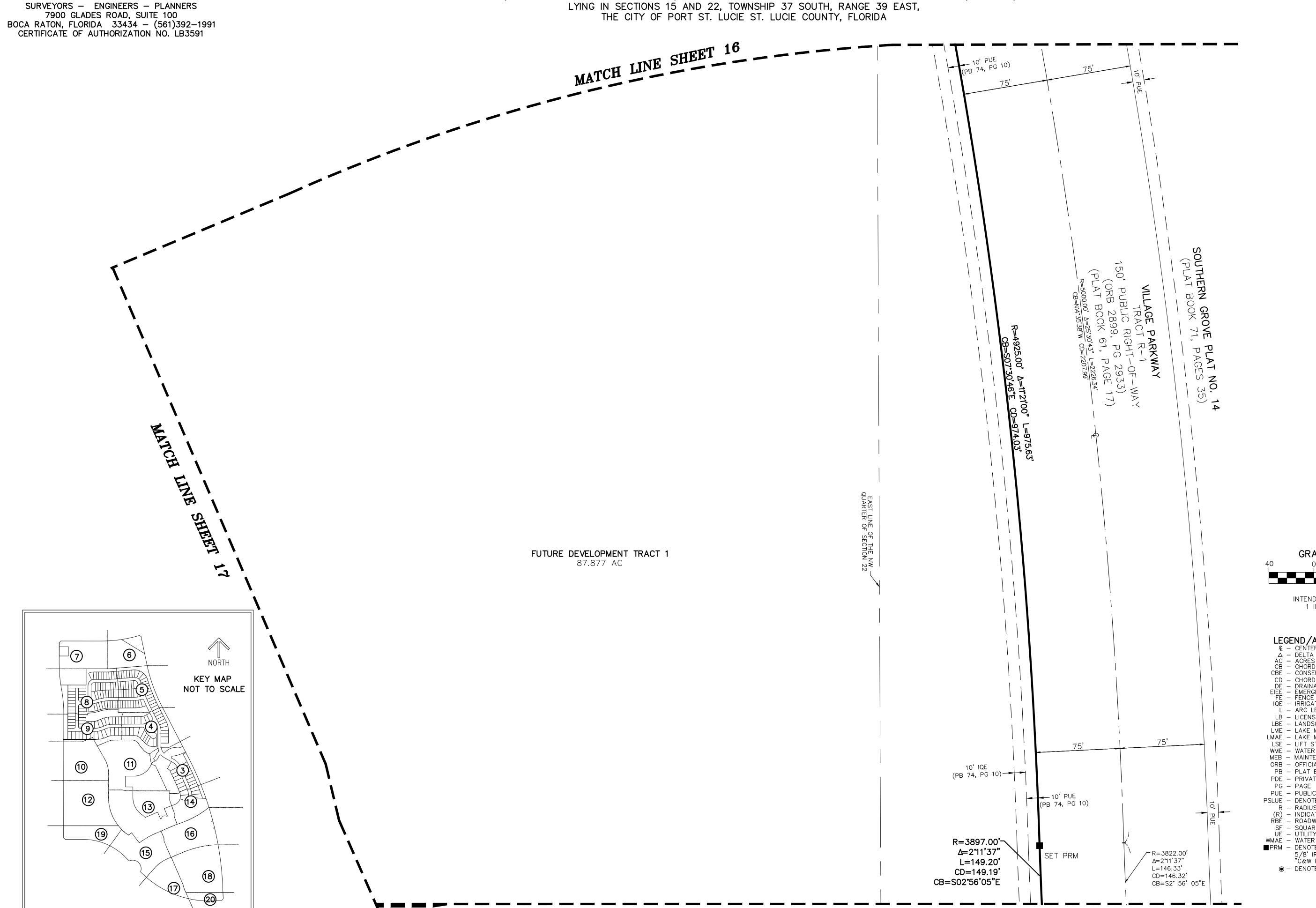
A PLANNED UNIT DEVELOPMENT A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST,

MATCH LINE SHEET 20

PLAT BOOK \_\_\_\_ PAGE

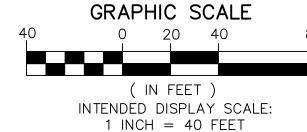
SHEET 18 OF 20



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CAULFIELD and WHEELER, INC.





## LEGEND/ABBREVIATIONS Q - CENTERLINE

 $\Delta$  - DELTA (CENTRAL ANGLE)

AC - ACRES CB - CHORD BEARING

CBE - CONSERVATION BUFFER EASEMENT

CD — CHORD DISTANCE CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FE - FENCE EASEMENT
IQE - IRRIGATION QUALITY EASEMENT
L - ARC LENGTH
LB - LICENSED BUSINESS
LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT LMAE - LAKE MAINTENANCE ACCESS EASEMENT

LSE — LIFT STATION EASEMENT WME — WATER MANAGEMENT EASEMENT

MEB - MAINTENANCE EASEMENT BUFFER

ORB — OFFICIAL RECORD BOOK PB — PLAT BOOK

PDE - PRIVATE DRAINAGE EASEMENT

PUE - PUBLIC UTILITY EASEMENT

PSLUE - DENOTES PRIVATE UTILITY EASEMENT

R - RADIUS
(R) - INDICATES RADIAL LINE
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SF — SQUARE FEET

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● - DENOTES PERMANENT CONTROL POINT

PSLUSD PROJECT NO. 5211A CITY OF PORT ST. LUCIE PROJECT NO. P21-013

## TELARO AT SOUTHERN GROVE

A PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LYING IN PARCEL 24, SOUTHERN GROVE PLAT NO. 3, AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND PARCEL 25A, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

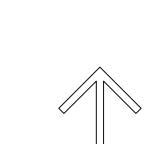
LYING IN SECTIONS 15 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST,

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

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

### CAULFIELD and WHEELER, INC.

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

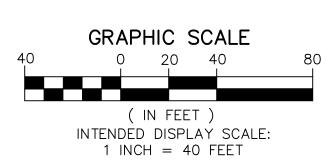


PLAT BOOK \_\_\_\_

SHEET 19 OF 20

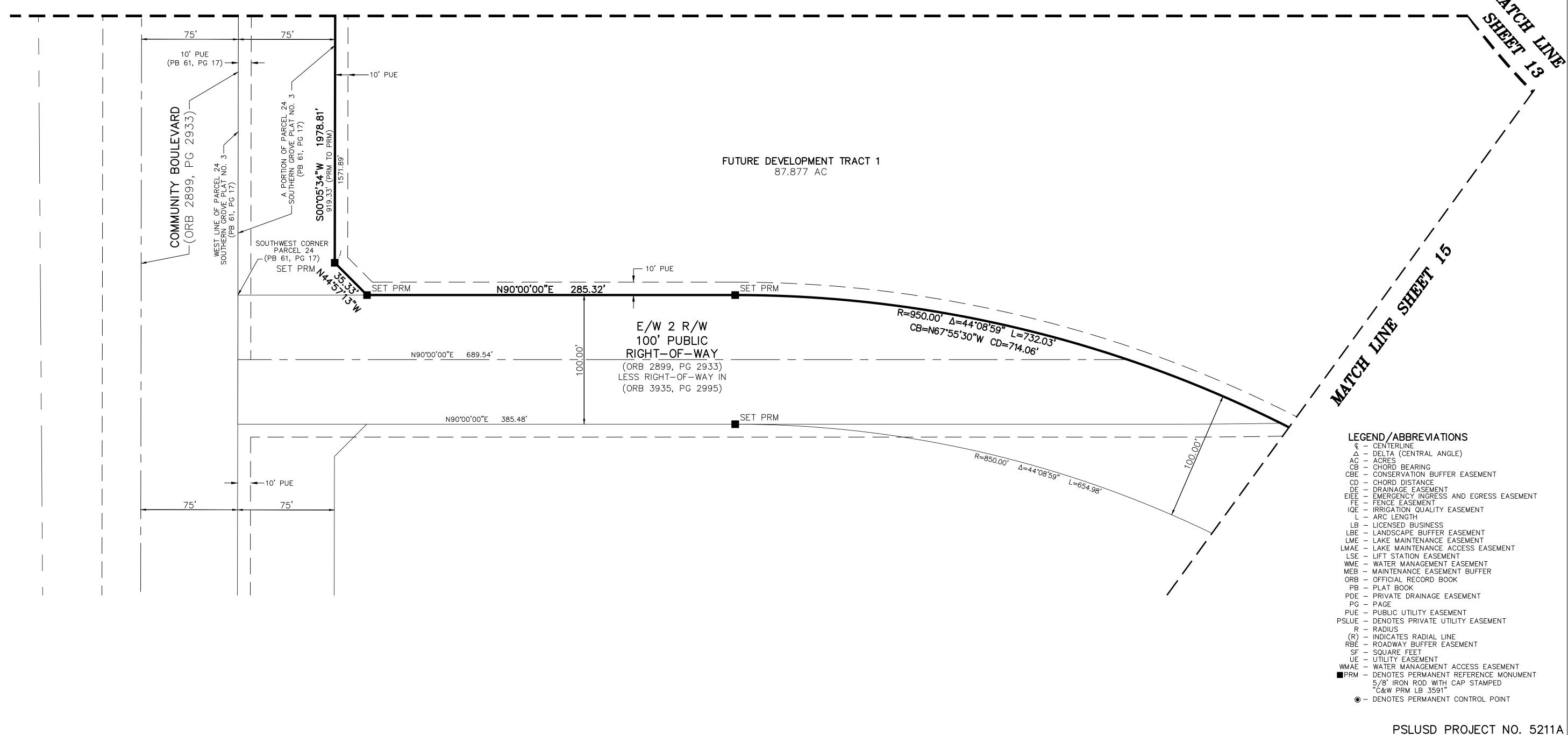
CITY OF PORT ST. LUCIE PROJECT NO. P21-013

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NORTH

## MATCH LINE SHEET 12



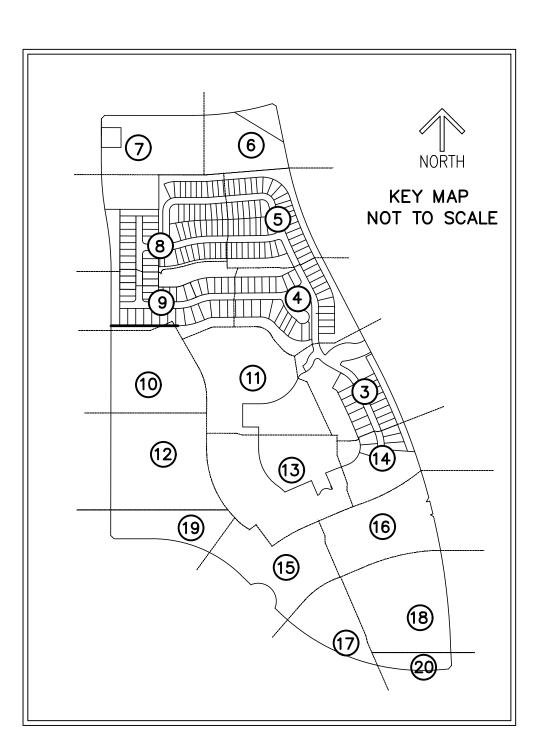
A PLANNED UNIT DEVELOPMENT

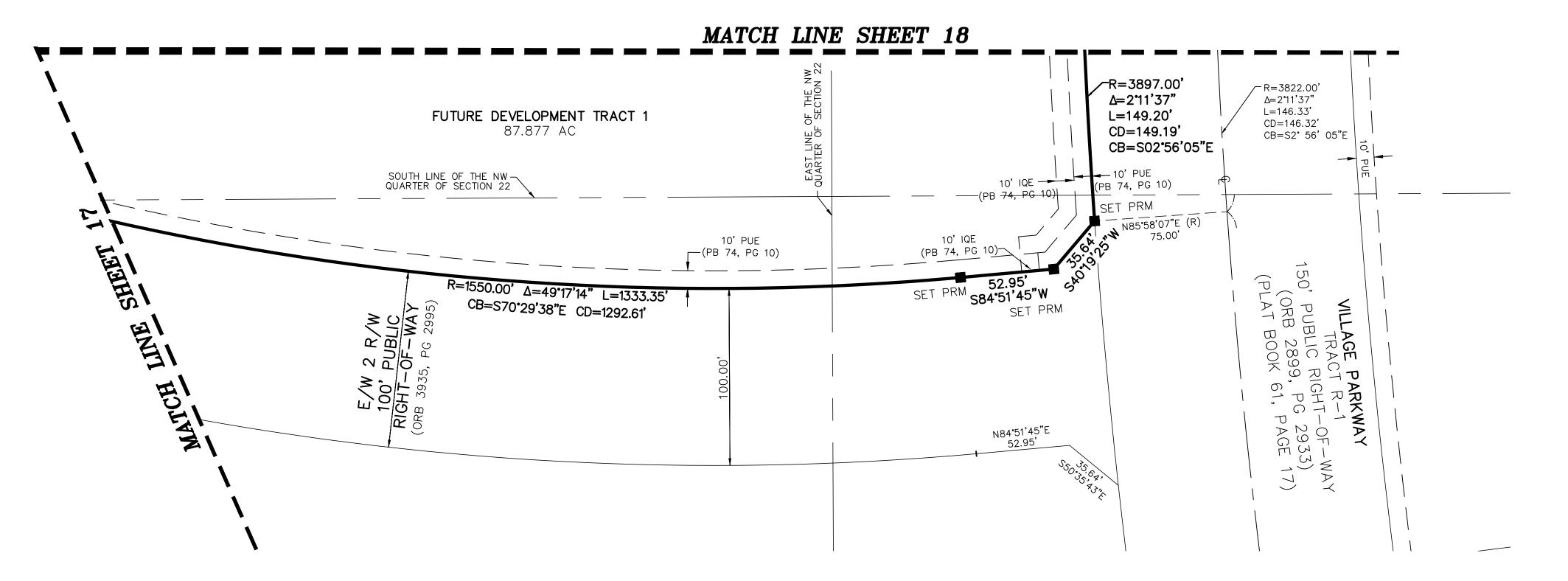
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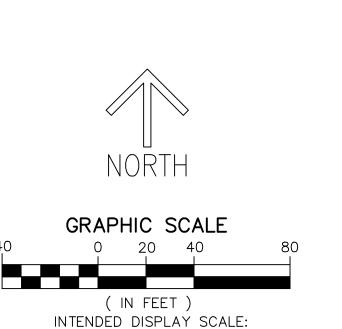
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PLAT BOOK \_\_\_\_

SHEET 20 OF 20

PAGE \_

## LEGEND/ABBREVIATIONS Q - CENTERLINE

1 INCH = 40 FEET

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AC - ACRES CB - CHORD BEARING

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PSLUSD PROJECT NO. 5211A CITY OF PORT ST. LUCIE PROJECT NO. P21-013