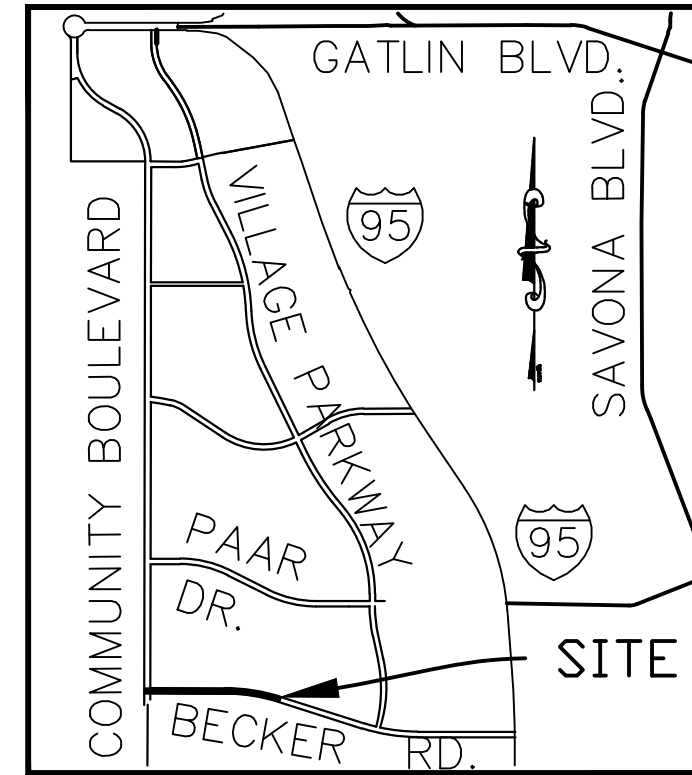


SOUTHERN GROVE PLAT NO. 44

PORTIONS OF SECTION 33 & 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF LAND KNOWN AS "BECKER ROAD", AS RECORDED IN EXHIBIT G OF OFFICIAL RECORDS BOOK 2899, PAGE 2933, TOGETHER WITH A PORTION OF LAND KNOWN AS "COMMUNITY BOULEVARD", AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, TOGETHER WITH A PORTION OF LAND KNOWN AS "COMMUNITY BOULEVARD", AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995, TOGETHER WITH A PORTION OF LAND KNOWN AS "N/S "C (4)", AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 503, TOGETHER WITH A PORTION OF LAND KNOWN AS "E/W #5", AS RECORDED IN OFFICIAL RECORDS BOOK 3902, PAGE 477, TOGETHER WITH A PORTION OF TRACT A1, KENLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 104, PAGE 16, TOGETHER WITH A PORTION OF TRACT C, BELTERRA, PHASE 1, PLAT 1, AS RECORDED IN PLAT BOOK 94, PAGE 23, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A1 OF SAID KENLEY SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID TRACT A1, NORTH 00°05'34" EAST, A DISTANCE OF 35.00 FEET TO THE PLACE AND POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
THENCE SOUTH 44°54'26" EAST, A DISTANCE OF 49.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A1; THENCE ALONG SAID SOUTH LINE SOUTH 89°54'26" EAST, A DISTANCE OF 2013.92 FEET TO A RADIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 5075.00 FEET AND WHOSE CHORD BEARS SOUTH 83°10'05" EAST, 1191.12 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1193.87 FEET THROUGH A CENTRAL ANGLE OF 13°28'43" TO THE NORTHWEST CORNER OF TRACT RW OF BECKER ROAD WEST, AS RECORDED IN PLAT BOOK 87, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE ALONG THE WESTERLY LINE OF SAID PLAT SOUTH 13°34'17" WEST, A DISTANCE OF 150.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PLAT, SAID POINT ALSO BEING ON THE NORTH LINE OF TRACT B1 OF SAID BELTERRA PHASE 1, PLAT 1; THENCE ALONG THE NORTH LINE OF TRACTS B1 & C, ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4925.00 FEET AND WHOSE CHORD BEARS NORTH 83°10'05" WEST, 1155.92 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1158.59 FEET THROUGH A CENTRAL ANGLE OF 13°28'43"; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT C, NORTH 89°54'26" WEST, A DISTANCE OF 2013.92 FEET; THENCE SOUTH 45°05'34" WEST, A DISTANCE OF 49.50 FEET TO THE WEST LINE OF SAID TRACT C; THENCE NORTH 89°55'00" WEST, A DISTANCE OF 150.00 FEET TO THE SOUTHERLYMOST POINT OF E/W #5 AS SHOWN ON OFFICIAL RECORDS BOOK 3902, PAGE 477, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE ALONG SAID E/W #5 NORTH 44°54'48" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 00°05'55" EAST, A DISTANCE OF 150.00 FEET TO THE NORTH LIMITS OF SAID E/W #5; THENCE ALONG SAID E/W #5, NORTH 45°05'12" EAST, A DISTANCE OF 49.49 FEET TO THE NORTHERLYMOST POINT OF SAID E/W #5; THENCE SOUTH 89°55'00" EAST, A DISTANCE OF 150.00 FEET TO A POINT OF THE WEST LINE OF TRACT A1 AND THE POINT OF BEGINNING.

CONTAINING 12.04 ACRES (524,472.12sq.ft.), MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS SOUTHERN GROVE PLAT NO. 44, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- 1) THE ROAD RIGHTS-OF-WAY, 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____
THIS _____ DAY OF _____, 2024. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION

WITNESS:

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

BY: _____
SHANNON M. MARTIN, MAYOR

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION BY _____ OF _____ OF _____ ON BEHALF OF THE CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2024.

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

PRINT NAME: _____

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRACT C, BELTERRA PHASE 1 PLAT 1 HAVING A BEARING OF NORTH 89°54'26" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 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, FLORIDA.
- 6) EXISTING EASEMENTS SHOWN HEREON SHALL REMAIN IN FULL FORCE AND EFFECT.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2024, AT _____ (M.)

- 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 44 IS VESTED IN THE NAME OF CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.

- 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE

- 3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023.

- 4) ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.

- 5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 2024.

BY: _____



APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 44 HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED.

THIS _____ DAY OF _____, 2024.

ATTEST: _____ CITY OF PORT ST. LUCIE

SALLY WALSH, CMC
CITY CLERK

SHANNON M. MARTIN, MAYOR

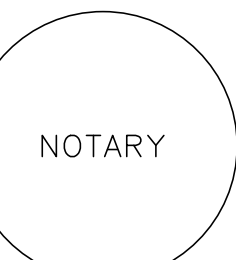


CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT SOUTHERN GROVE PLAT NO. 44 HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

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



SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT SOUTHERN GROVE PLAT NO. 44 AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA. THIS _____ DAY OF _____, 2024.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6199



PREPARED IN THE OFFICE OF:

CITY OF PORT ST. LUCIE
PROJECT No. P22-251/P23-072

PLUSD PROJECT No. 5346B

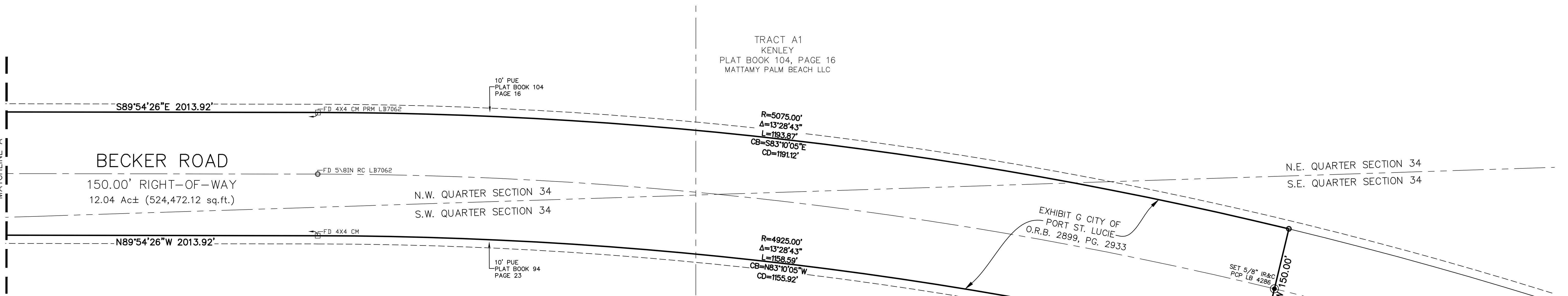
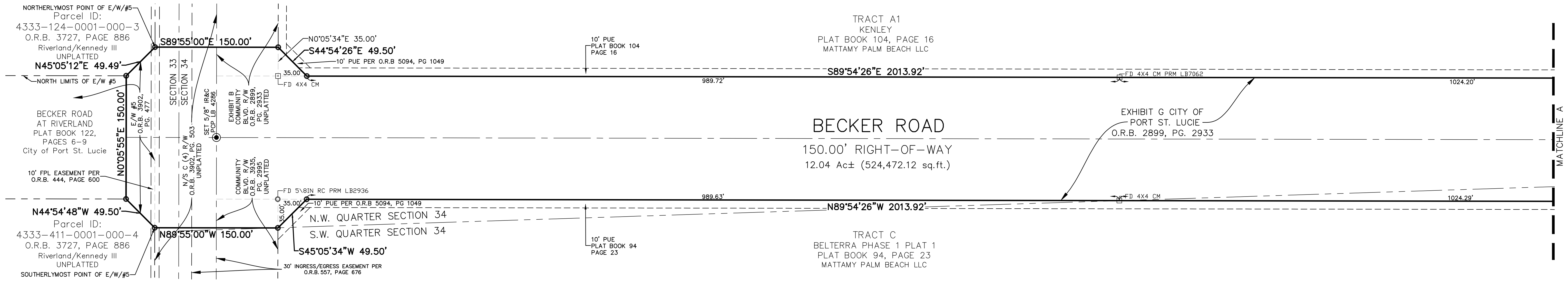
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA, 34981
CERTIFICATION No. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SOUTHERN GROVE PLAT NO. 44

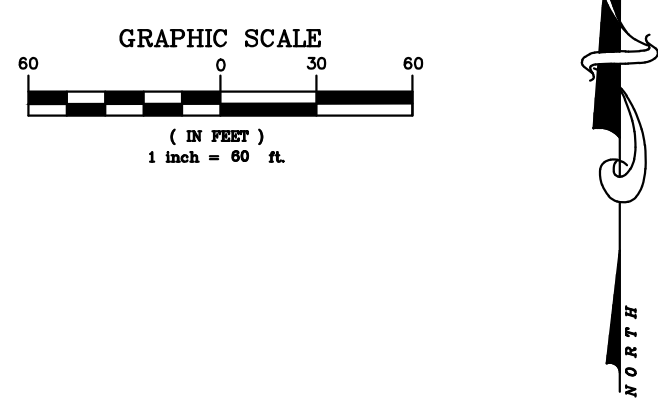
PORTIONS OF SECTION 33 & 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



LEGEND

- C DENOTES CENTERLINE
- CB DENOTES CHORD BEARING
- CD DENOTES CHORD DISTANCE
- PUE DENOTES PUBLIC UTILITY EASEMENT
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- AE DENOTES ACCESS EASEMENT
- UE DENOTES UTILITY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- CUE DENOTES CITY UTILITY EASEMENT
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- PCP DENOTES PERMANENT CONTROL POINT
- PG. DENOTES PAGE
- LSE DENOTES LIFT STATION EASEMENT
- P.B. DENOTES PLAT BOOK
- DENOTES SET 5/8" IRON ROD & CAP PRM LB 4286 UNLESS OTHERWISE NOTED
- DENOTES SET PRM 4'x4' CM LB 4286 UNLESS OTHERWISE NOTED



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25TH STREET
FORT PIERCE, FLORIDA, 34981
CERTIFICATION No. LB 4286
THOMAS P. KIERNAN
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PROJECT No. P22-251/P23-072
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