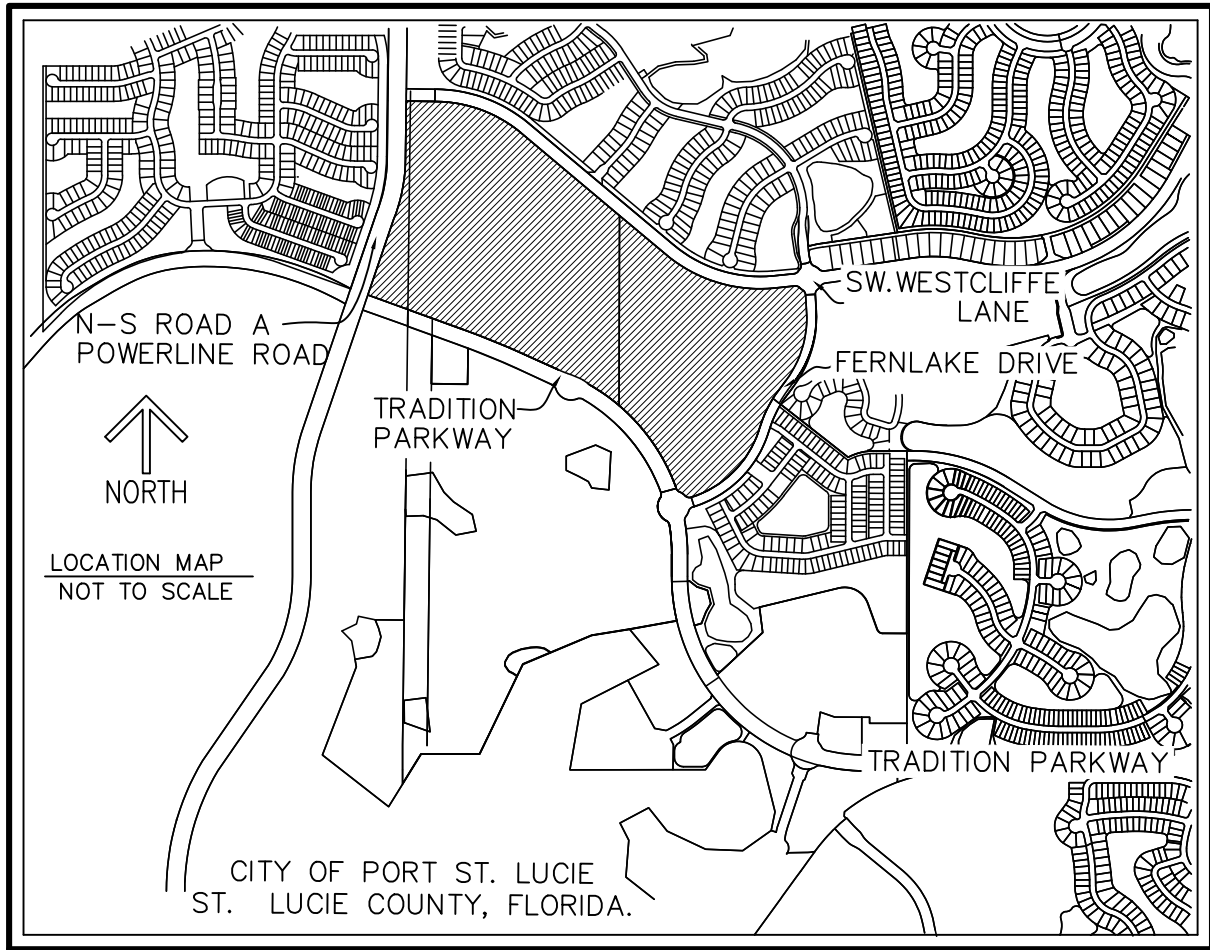


THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS – ENGINEERS – PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 – (561)392–1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "TRADITION 4", BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCELS 14–6A AND 14–6B AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN PARCEL 14–6A AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 14–6A, BEING THE NORTH LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (HAVING A 150.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651; THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 1706.84 FEET TO THE NORTH RIGHT OF WAY OF TRADITION PARKWAY (HAVING A 130.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 773; THENCE NORTH 70°06'36" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.12 FEET TO THE SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE NEXT THREE COURSES: THENCE N18°50'26"E A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF 18°08'36" TO A POINT OF TANGENCY; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 118.07 ACRES, MORE OR LESS

TOGETHER WITH:

A PARCEL OF LAND LYING IN PARCEL 14–6A AS DESCRIBED IN OFFICIAL RECORDS BOOK 3266, PAGE 2642 LYING IN SECTIONS 5, 6, 7, AND 8. TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 14–6A, BEING THE NORTH LINE OF SAID PARCEL AND THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD (HAVING A 150.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651; THENCE SOUTH 89°18'10" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF A FLORIDA POWER & LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 767, PAGE 2676; THENCE SOUTH 00°41'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 1706.84 FEET TO THE NORTH RIGHT OF WAY OF TRADITION PARKWAY (HAVING A 130.00 FOOT RIGHT OF WAY NOT CONSTRUCTED) AS RECORDED IN OFFICIAL RECORDS BOOK 3018, PAGE 773; THENCE NORTH 70°06'36" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 348.12 FEET TO THE SAID EAST RIGHT OF WAY LINE OF POWERLINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE NEXT THREE COURSES: THENCE N18°50'26"E A DISTANCE OF 673.39 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1,590.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 503.49 FEET THROUGH A CENTRAL ANGLE OF 18°08'36" TO A POINT OF TANGENCY; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 457.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.893 ACRES, MORE OR LESS

TOGETHER WITH:

A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, LYING IN THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA, ABANDONED IN CITY OF PORT ST. LUCIE ORDINANCE 22–1008, PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE FLORIDA, THE 5<sup>TH</sup> DAY OF DECEMBER, 2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRADITION PARKWAY, EXHIBIT "E" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF LANDS DESCRIBED BY DEED IN OFFICIAL RECORD BOOK 1178, PAGE 2311 OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 00°09'21" EAST, A DISTANCE OF 176.00 FEET TO THE NORTH RIGHT–OW–WAY LINE OF SAID TRADITION PARKWAY ALSO BEING A POINT ON OF NON–RADIAL CURVE TO LEFT . HAVING A RADIUS OF 1595.00 FEET; THE CHORD OF WHICH BEARS NORTH 54°50'30" WEST, A DISTANCE OF 289.39 FEET, THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°24'35", A DISTANCE OF 289.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1595.00 FEET, THE CHORD OF WHICH BEARS NORTH 62°54'20" WEST, A DISTANCE OF 158.77 FEET, THENCE CONTINUE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°42'20", A DISTANCE OF 158.83 FEET TO A POINT OF TANGENCY, THENCE NORTH 65°45'30" WEST, A DISTANCE OF 126.56 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°06'29", A DISTANCE OF 49.71 FEET TO A CURVE, TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°30'11", A DISTANCE OF 48.79 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'55", A DISTANCE OF 59.30 FEET TO A POINT OF NON–TANGENCY; THENCE SOUTH 61°56'43" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON–TANGENT CURVE, TO THE LEFT HAVING A RADIUS OF 58.00 FEE, THE CHORD OF WHICH BEARS SOUTH 01°14'10" EAST, A DISTANCE OF 56.75 FEET, THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°34'55", A DISTANCE OF 59.30 FEET TO A CURVE, TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°04'14", A DISTANCE OF 38.73 FEET TO A CURVE, TO THE LEFT, HAVING A RADIUS OF 58.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°37'27", A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING

CONTAINING 0.137 ACRES, MORE OR LESS COMBINED 123.100 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:

- PARCEL "4C", AS SHOWN HEREON, IS HEREBY RESERVED FOR FUTURE DEVELOPMENT BY B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS.
- PARCELS "4A", "4B" AND "PARCEL FPL", AS SHOWN HEREON, ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT BY MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ANTHONY J. PALUMBO III, ITS VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MATTAMY PALM BEACH LLC, A DELAWARE  
LIMITED LIABILITY COMPANY.  
BY: \_\_\_\_\_  
ANTHONY J. PALUMBO III, VICE PRESIDENT

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

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY ANTHONY J. PALUMBO III, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

# TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY SETH WISE, ITS EXECUTIVE VICE PRESIDENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

B–D2 HOLDINGS, LLC, A FLORIDA  
LIMITED LIABILITY COMPANY  
BY: \_\_\_\_\_  
SETH WISE EXECUTIVE VICE PRESIDENT

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

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY SETH WISE, EXECUTIVE VICE PRESIDENT, ON BEHALF OF B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE UNDERSIGNED, ELIZABETH M. JONES, ESQ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, AT \_\_\_\_\_ AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF B–D2 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY THE ENTITIES 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 2022.

- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVED BY ANY PRIVATE OR GOVERNMENTAL AGENCY AGAINST SAID LAND HAVE BEEN SATISFIED.

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

ELIZABETH M. JONES, ESQ.  
FLORIDA BAR NO. 84177  
SHUTTS & BOWEN LLP  
525 OKEECHOBEE BLVD., SUITE 1100  
WEST PALM BEACH, FL 33401

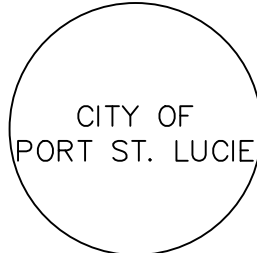
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)  
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION 4, 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 \_\_\_\_\_, 2023.

CITY OF PORT ST LUCIE: \_\_\_\_\_  
SHANNON M. MARTIN, MAYOR

ATTEST: \_\_\_\_\_  
SALLY WALSH, CITY CLERK



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 \_\_\_\_\_, 2023.

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

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH LINE OF WESTCLIFFE LANE, AS RECORD IN PLAT BOOK 88, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE BEARS S49°59'11"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

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 \_\_\_\_\_, 2023.

CLERK OF  
THE COURT

SURVEYOR

RONNIE L. FURNISS  
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

PSLUSD PROJECT NO. 5429  
CITY OF PORT ST. LUCIE  
PROJECT NO. P22–204

# TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS

OF

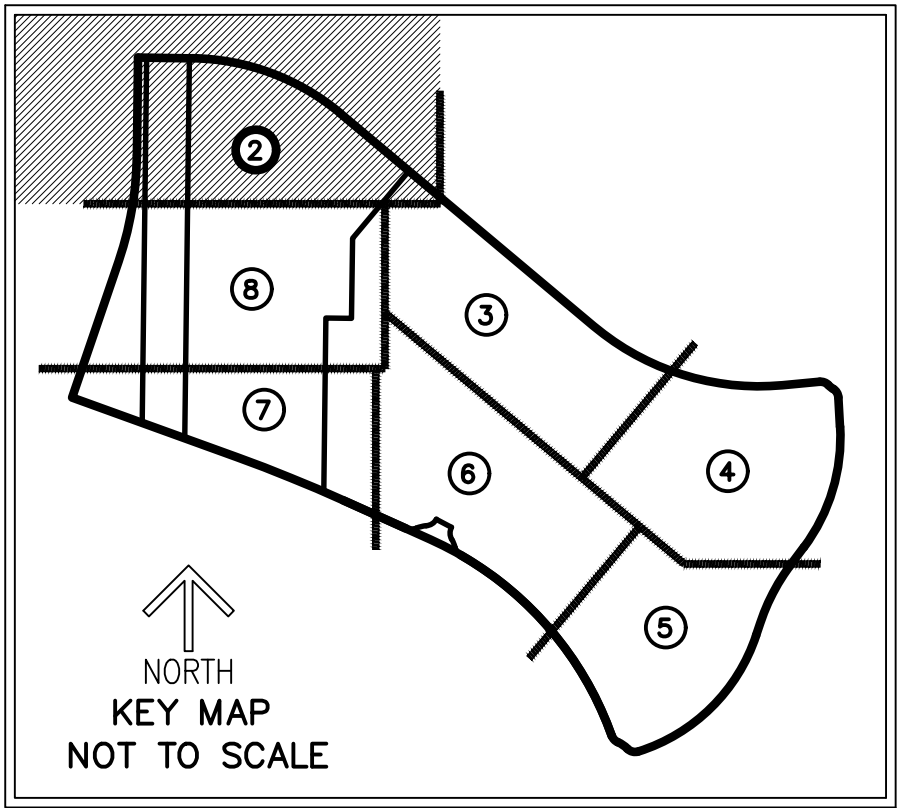
**CAULFIELD and WHEELER, INC.**

SURVEYORS — ENGINEERS — PLANNERS

7900 GLADES ROAD, SUITE 100

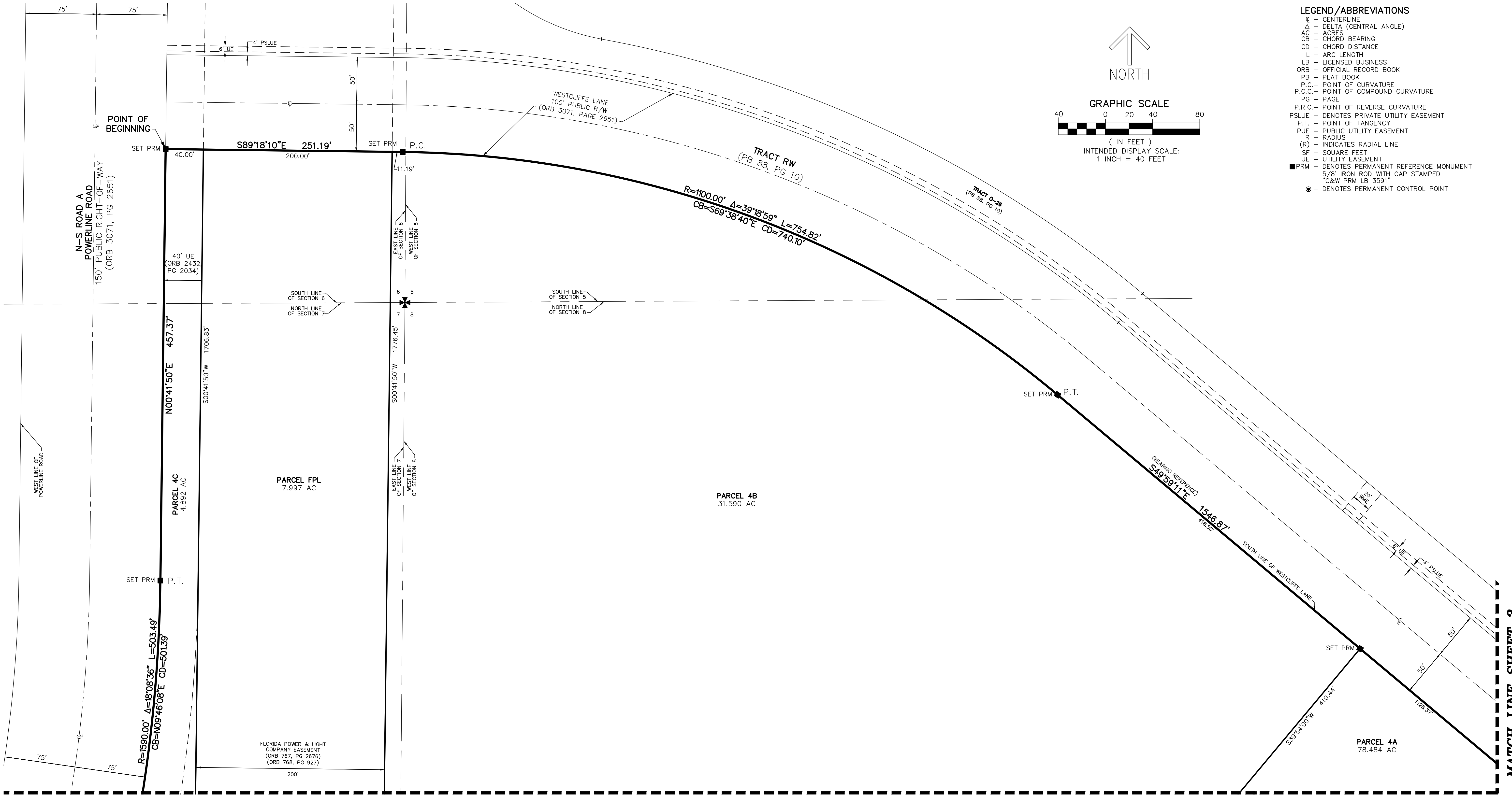
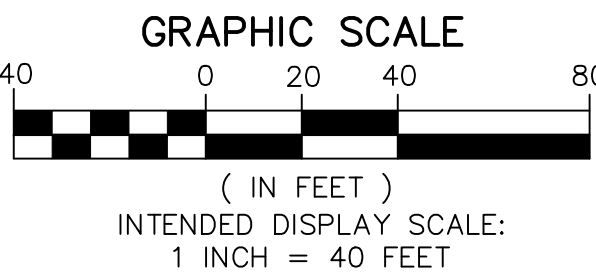
BOCA RATON, FLORIDA 33434 — (561)392-1991

CERTIFICATE OF AUTHORIZATION NO. LB3591



## LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- PG - PAGE
- P.R.C. - POINT OF REVERSE CURVATURE
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- P.T. - POINT OF TANGENCY
- PUE - PUBLIC UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
"C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



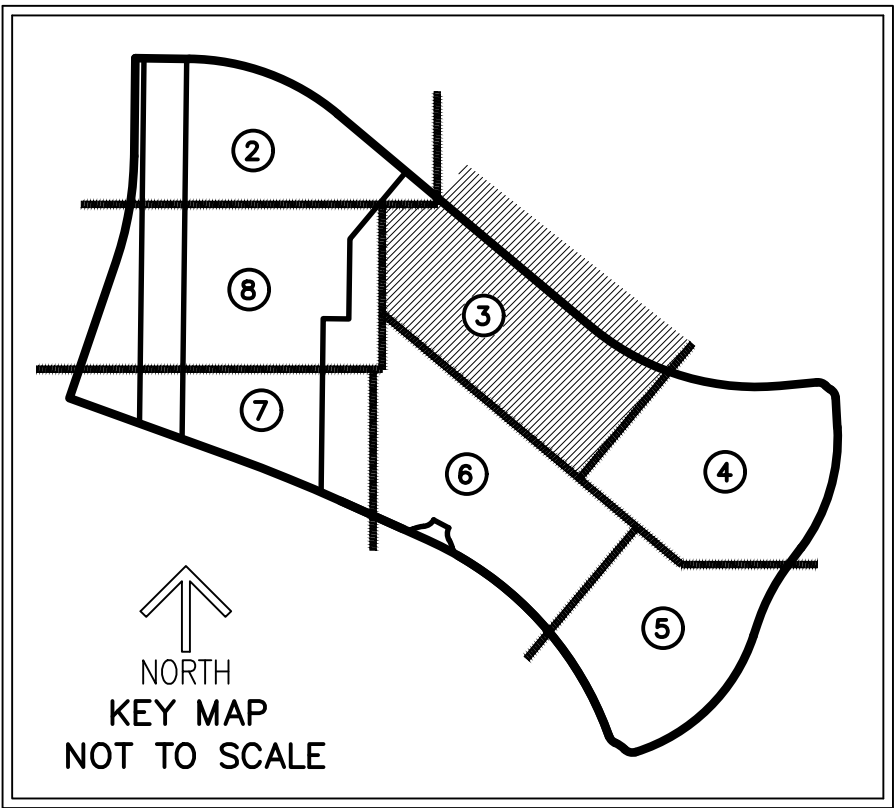
**MATCH LINE SHEET 8**

**MATCH LINE SHEET 3**

# TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, 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

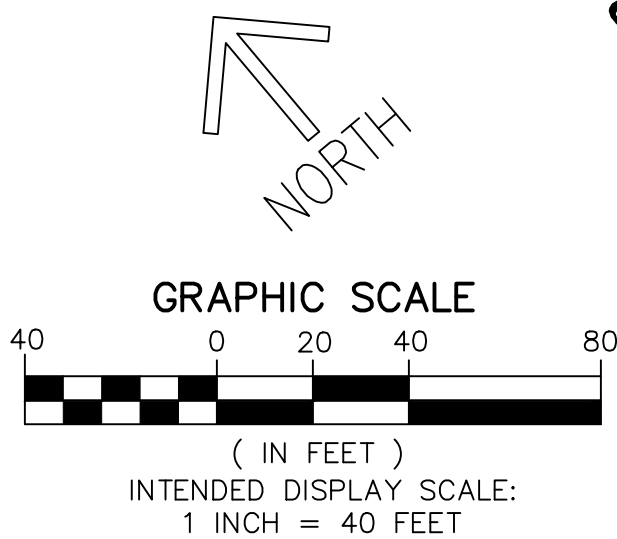
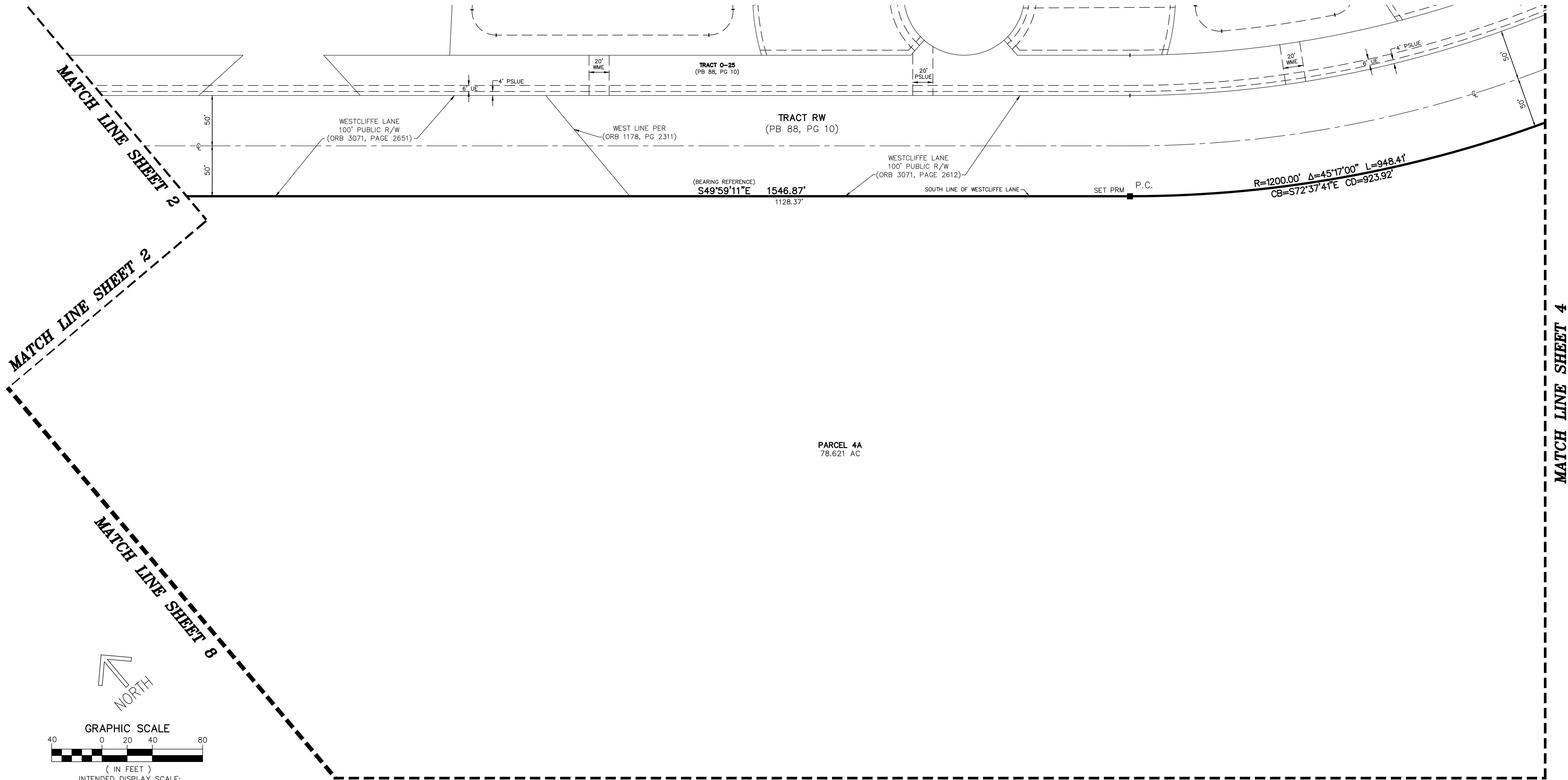


PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 3 OF 8**

- LEGEND/ABBREVIATIONS**
- CL — CENTERLINE
  - Δ — DELTA (CENTRAL ANGLE)
  - AC — ACRES
  - CB — CHORD BEARING
  - CD — CHORD DISTANCE
  - L — ARC LENGTH
  - LB — LICENSED BUSINESS
  - ORB — OFFICIAL RECORD BOOK
  - PB — PLAT BOOK
  - P.C. — POINT OF CURVATURE
  - P.C.C. — POINT OF COMPOUND CURVATURE
  - PG — PAGE
  - P.R.C. — POINT OF REVERSE CURVATURE
  - PSLUE — DENOTES PRIVATE UTILITY EASEMENT
  - P.T. — POINT OF TANGENCY
  - PUE — PUBLIC UTILITY EASEMENT
  - R — RADIUS
  - (R) — INDICATES RADIAL LINE
  - SF — SQUARE FEET
  - UE — UTILITY EASEMENT
  - PRM — DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED
  - C&W PRM LB 3591
  - — DENOTES PERMANENT CONTROL POINT



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

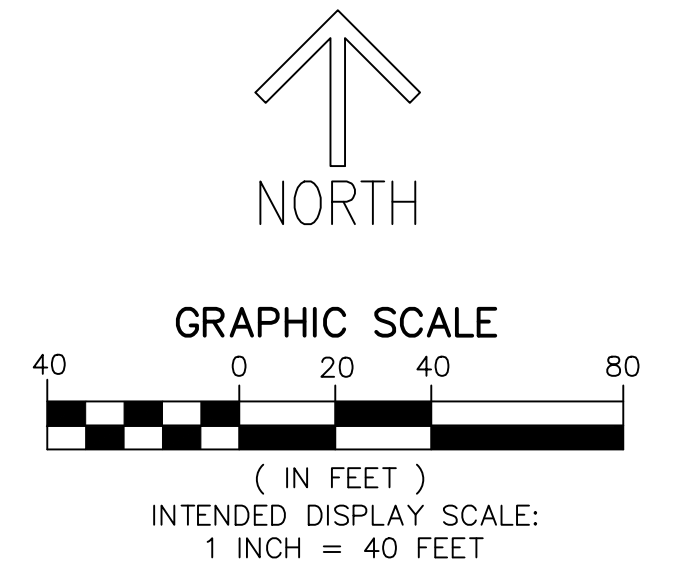
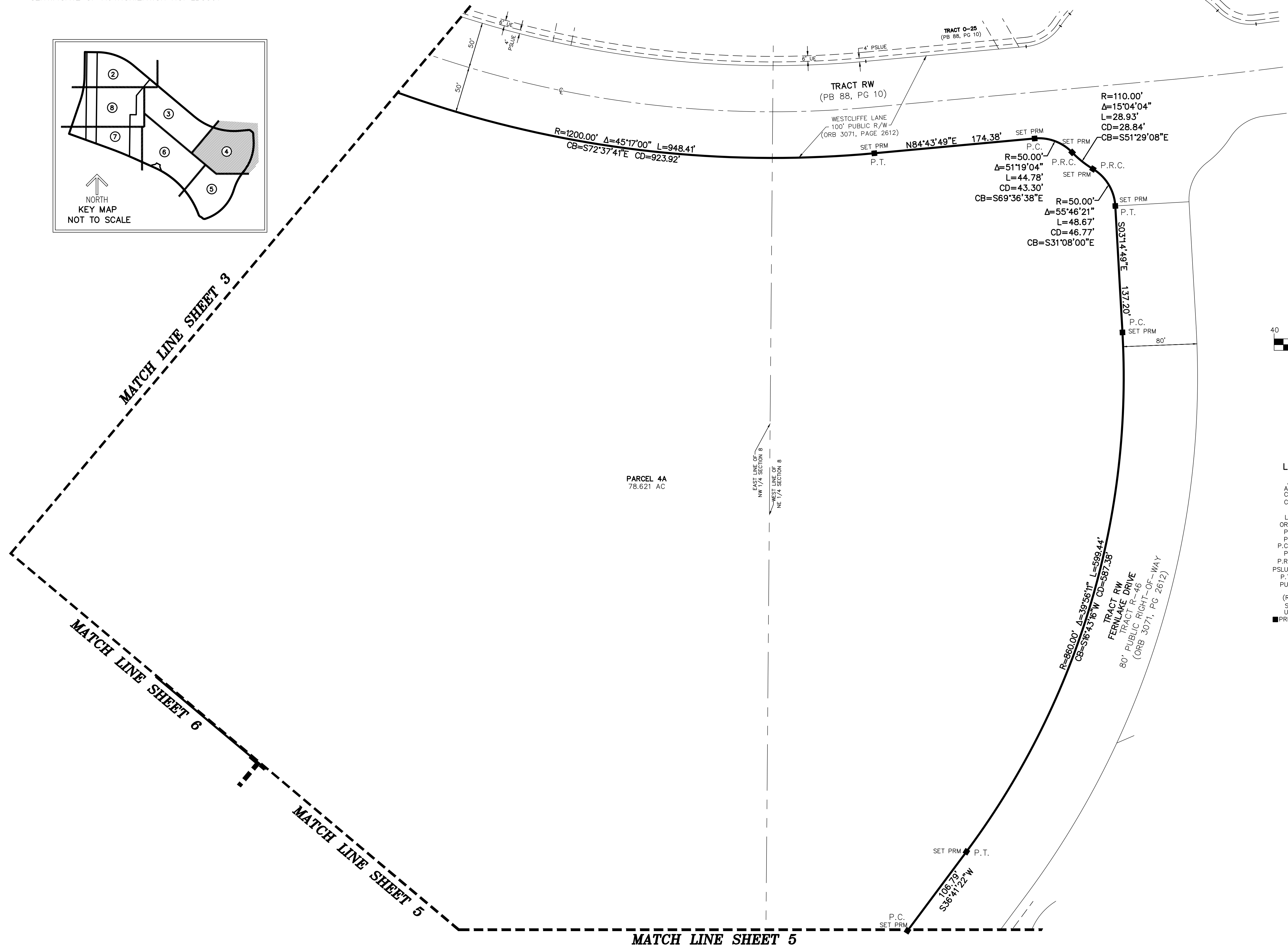
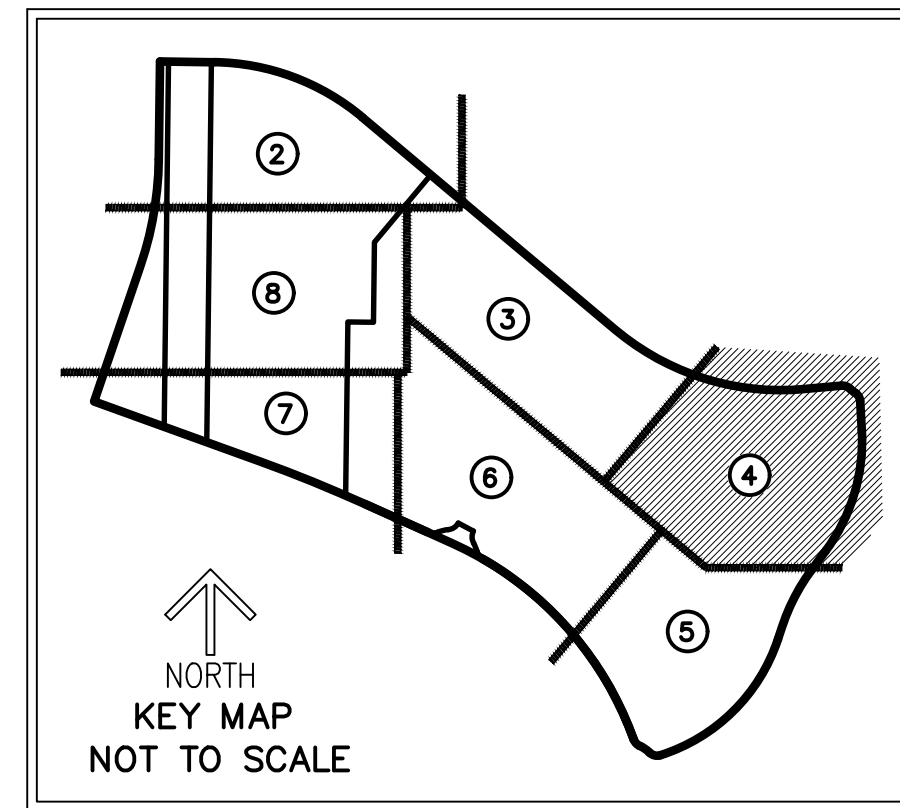
# TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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

PAGE \_\_\_\_\_

**SHEET 4 OF 8**



## LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- PG - PAGE
- P.R.C. - POINT OF REVERSE CURVATURE
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- P.T. - POINT OF TANGENCY
- PUE - PUBLIC UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

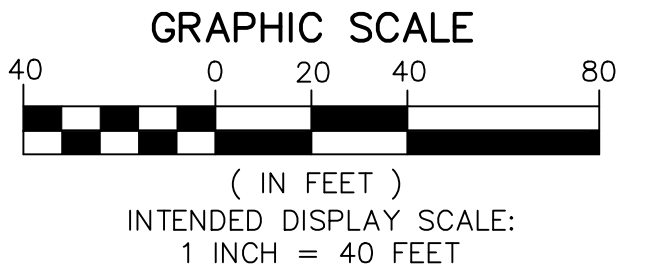
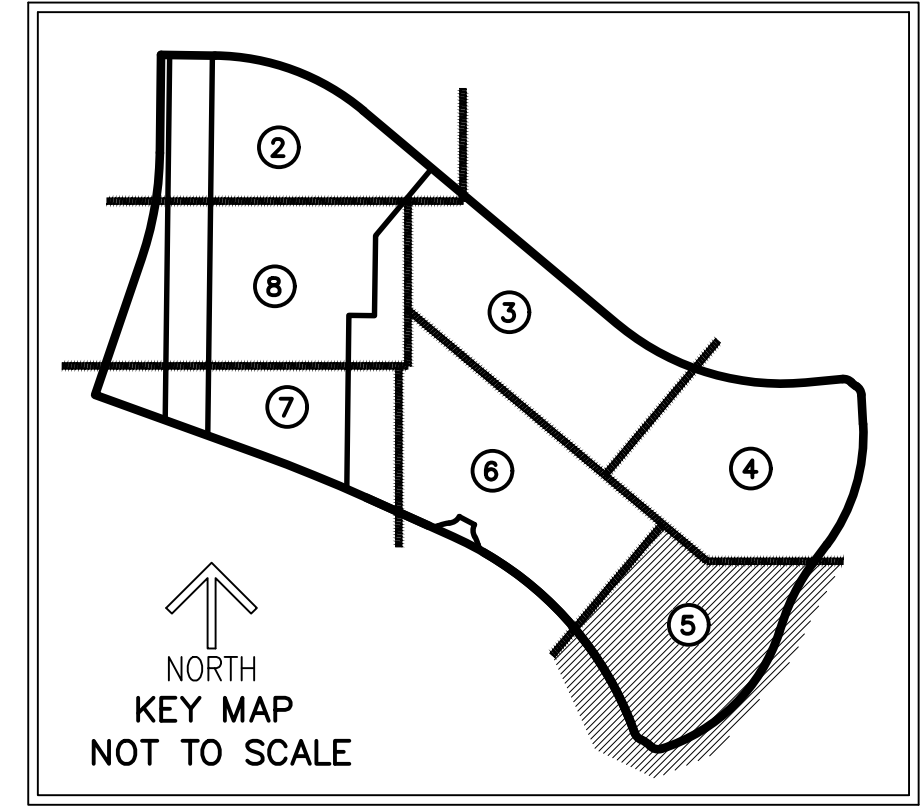
THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

**TRADITION 4**  
BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION  
REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND  
LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST,  
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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

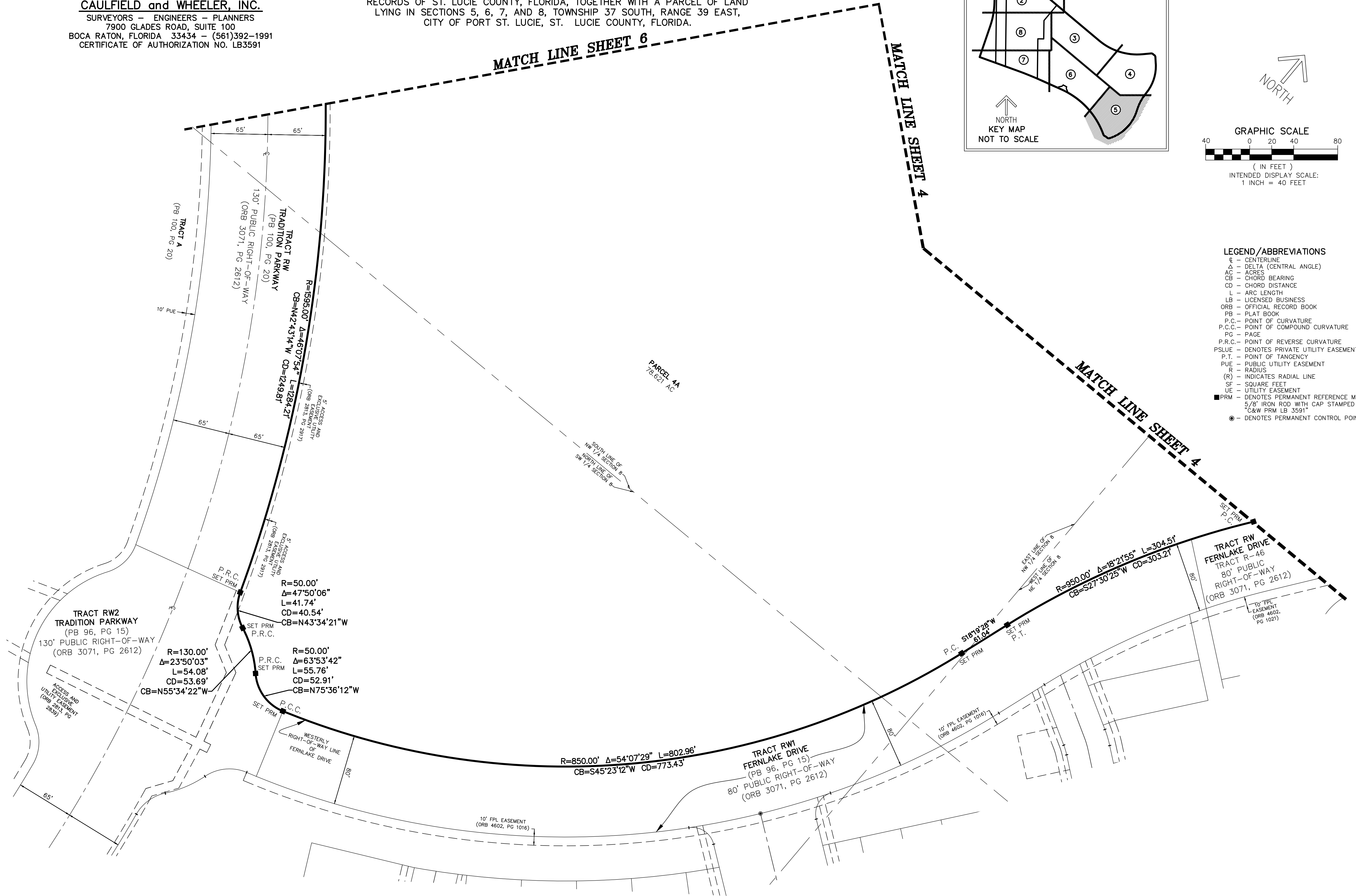
PAGE \_\_\_\_\_

**SHEET 5 OF 8**



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- PG - PAGE
- P.R.C. - POINT OF REVERSE CURVATURE
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- P.T. - POINT OF TANGENCY
- PUE - PUBLIC UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
C&W PRM LB 3591
- - DENOTES PERMANENT CONTROL POINT



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

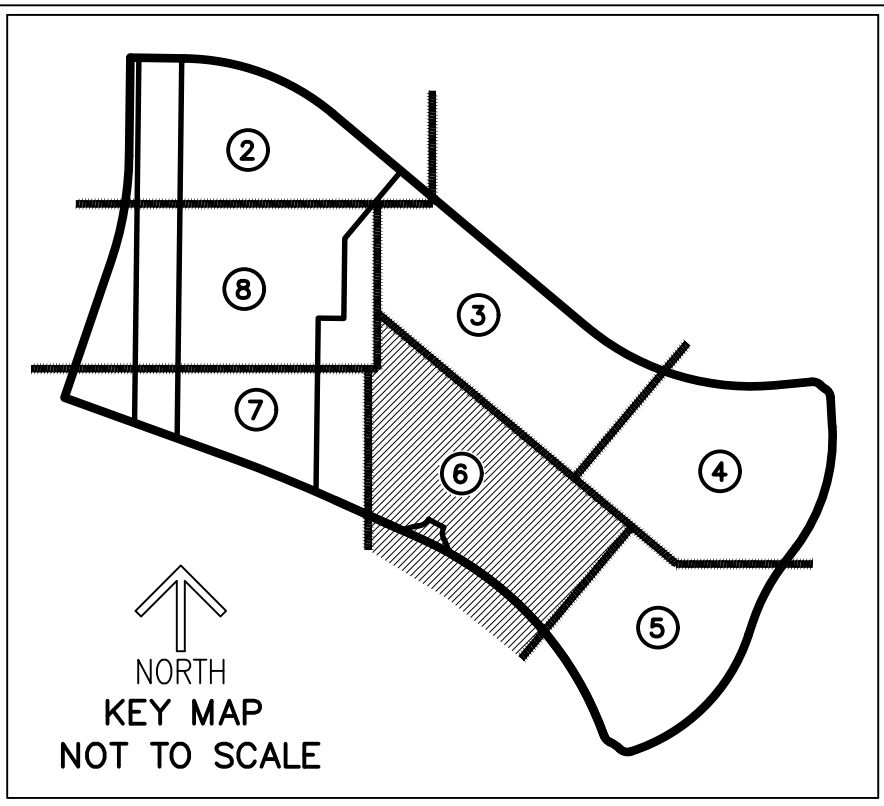
# TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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

PAGE \_\_\_\_\_

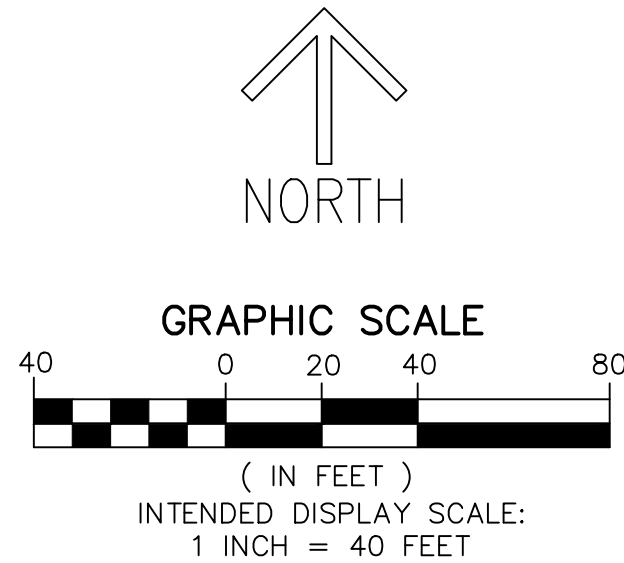
**SHEET 6 OF 8**



**MATCH LINE SHEET 3**

**MATCH LINE SHEET 4**

**MATCH LINE SHEET 8**

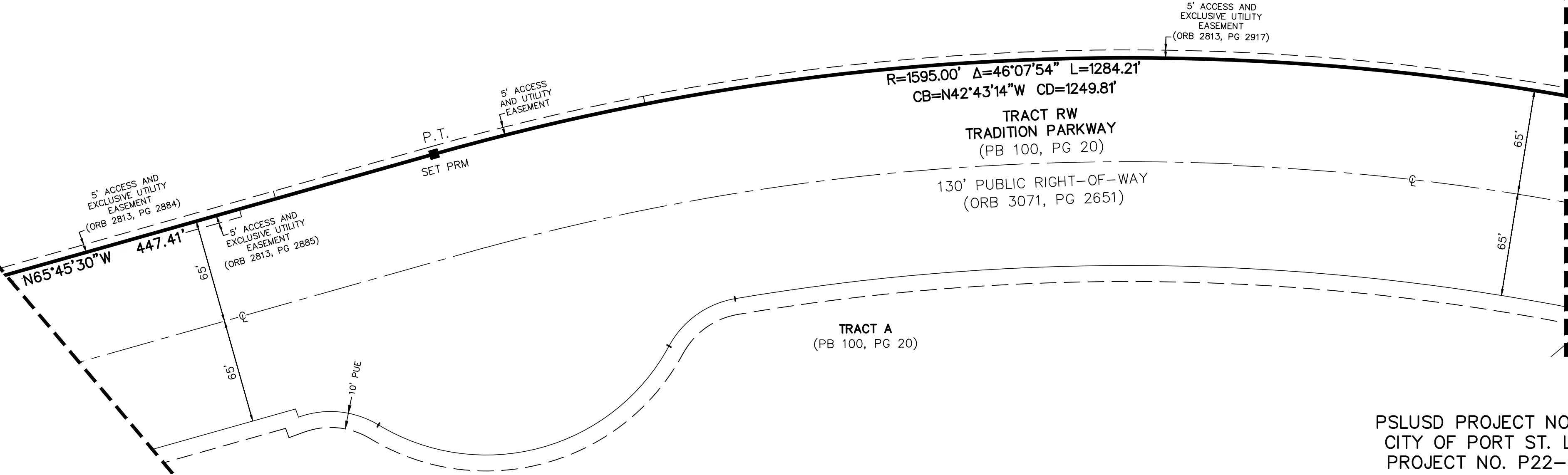


- LEGEND / ABBREVIATIONS**
- CL — CENTERLINE
  - Δ — DELTA (CENTRAL ANGLE)
  - AC — ACRES
  - CB — CHORD BEARING
  - CD — CHORD DISTANCE
  - L — ARC LENGTH
  - LB — LICENSED BUSINESS
  - ORB — OFFICIAL RECORD BOOK
  - PB — PLAT BOOK
  - P.C. — POINT OF CURVATURE
  - P.C.C. — POINT OF COMPOUND CURVATURE
  - PG — PAGE
  - P.R.C. — POINT OF REVERSE CURVATURE
  - PSLUE — DENOTES PRIVATE UTILITY EASEMENT
  - P.T. — POINT OF TANGENCY
  - PUE — PUBLIC UTILITY EASEMENT
  - R — RADIUS
  - (R) — INDICATES RADIAL LINE
  - SF — SQUARE FEET
  - UE — UTILITY EASEMENT
  - PRM — DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - — DENOTES PERMANENT CONTROL POINT

**PARCEL 4A**  
78.621 AC

**MATCH LINE SHEET 5**

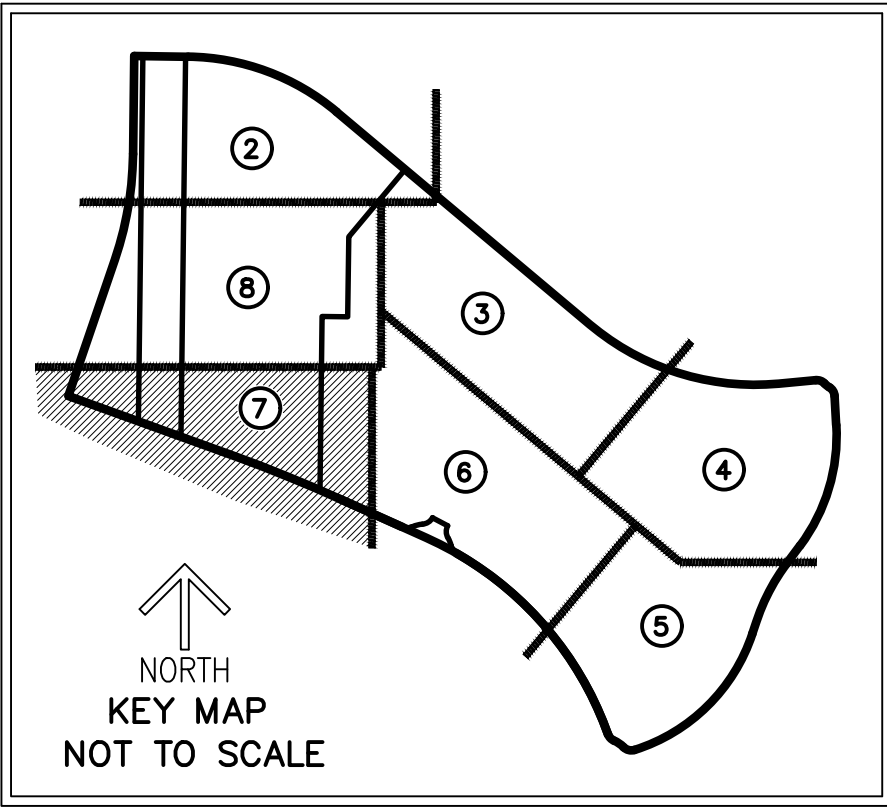
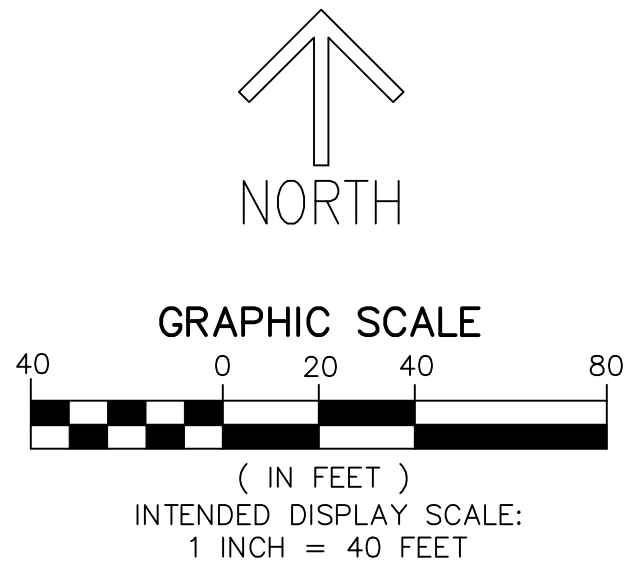
**MATCH LINE SHEET 7**



# TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, 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

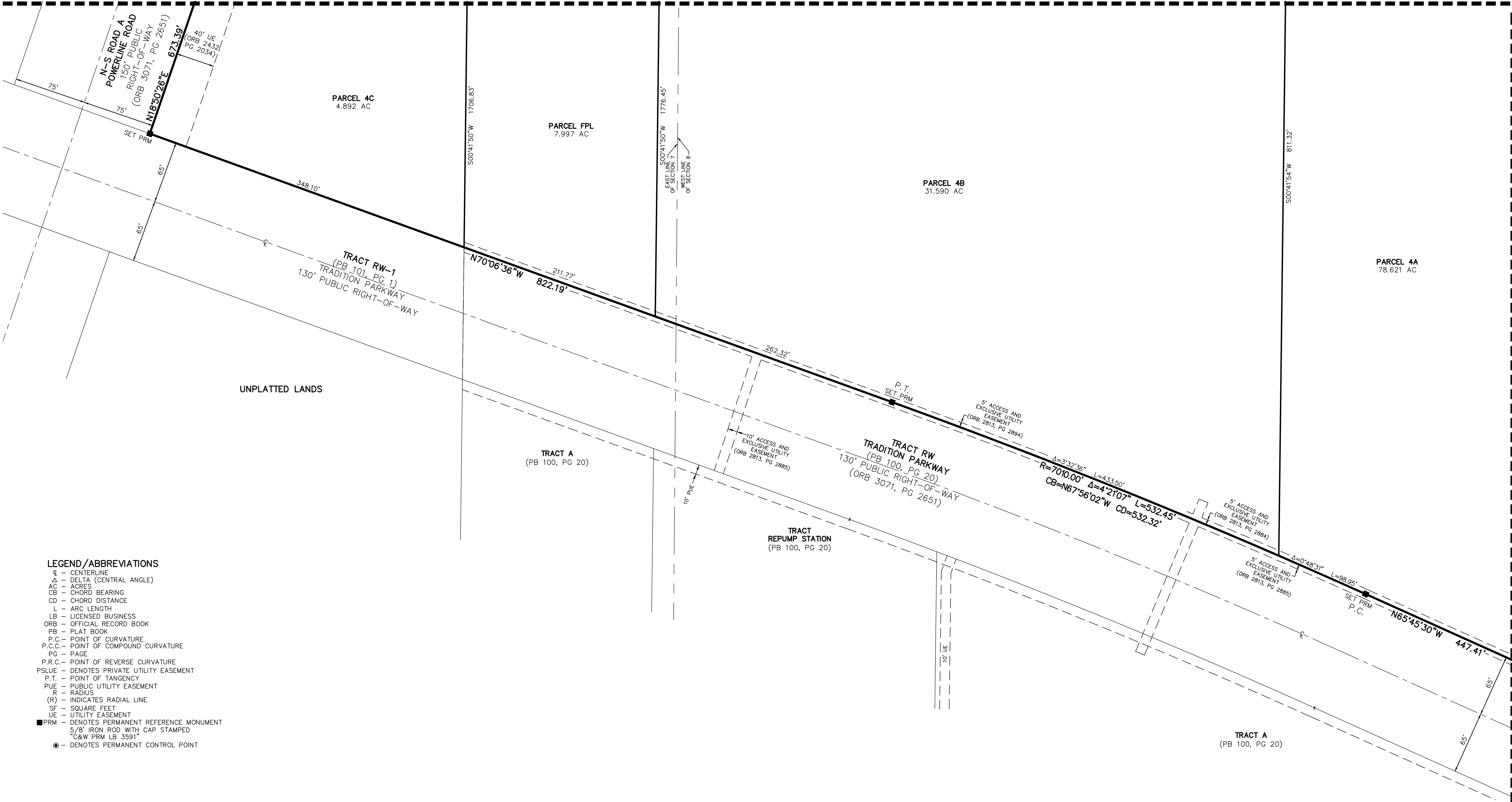


PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 7 OF 8**

**MATCH LINE SHEET 8**



- LEGEND/ABBREVIATIONS**
- CL — CENTERLINE
  - Δ — DELTA (CENTRAL ANGLE)
  - AC — ACRES
  - CB — CHORD BEARING
  - CD — CHORD DISTANCE
  - L — ARC LENGTH
  - LB — LICENSED BUSINESS
  - ORB — OFFICIAL RECORD BOOK
  - PB — PLAT BOOK
  - P.C. — POINT OF CURVATURE
  - P.C.C. — POINT OF COMPOUND CURVATURE
  - PG — PAGE
  - P.R.C. — POINT OF REVERSE CURVATURE
  - PSLUE — DENOTES PRIVATE UTILITY EASEMENT
  - P.T. — POINT OF TANGENCY
  - PUE — PUBLIC UTILITY EASEMENT
  - R — RADIUS
  - (R) — INDICATES RADIAL LINE
  - SF — SQUARE FEET
  - UE — UTILITY EASEMENT
  - PRM — DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - — DENOTES PERMANENT CONTROL POINT

**MATCH LINE SHEET 6**

PSLUSD PROJECT NO. 5429  
CITY OF PORT ST. LUCIE  
PROJECT NO. P22-204

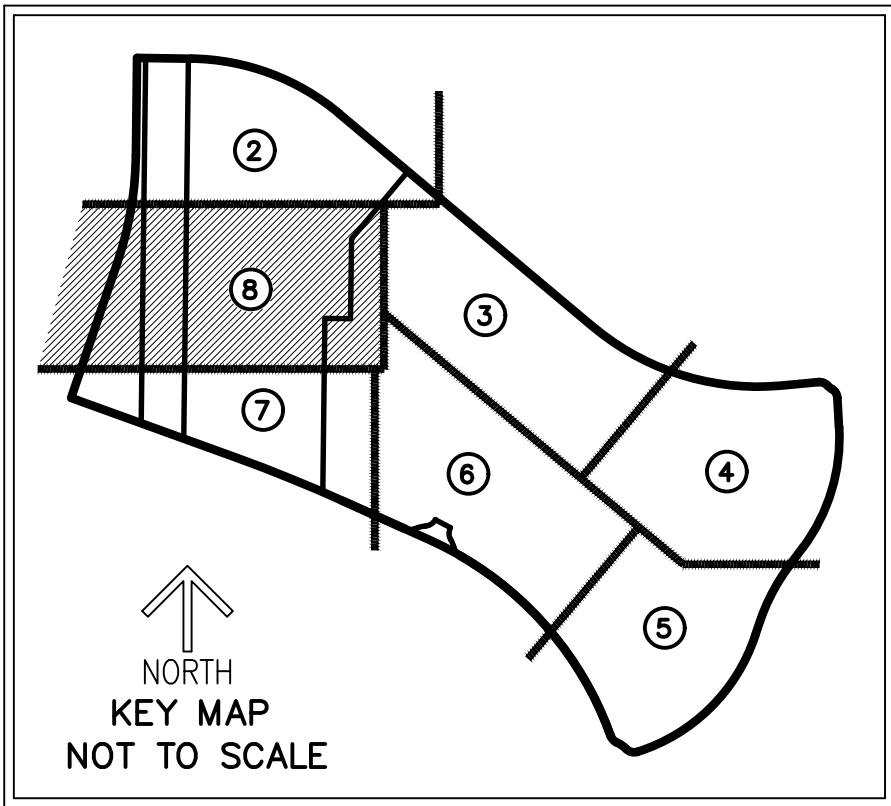
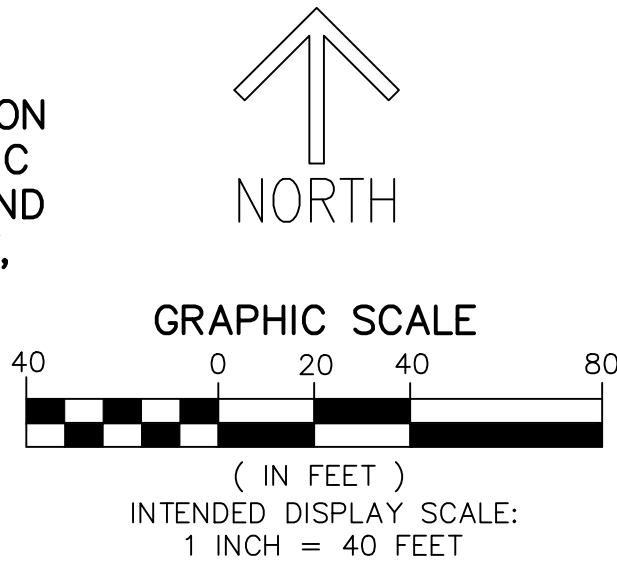
**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.C.C. - POINT OF COMPOUND CURVATURE
- PG - PAGE
- P.R.C. - POINT OF REVERSE CURVATURE
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- P.T. - POINT OF TANGENCY
- PUE - PUBLIC UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
"C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

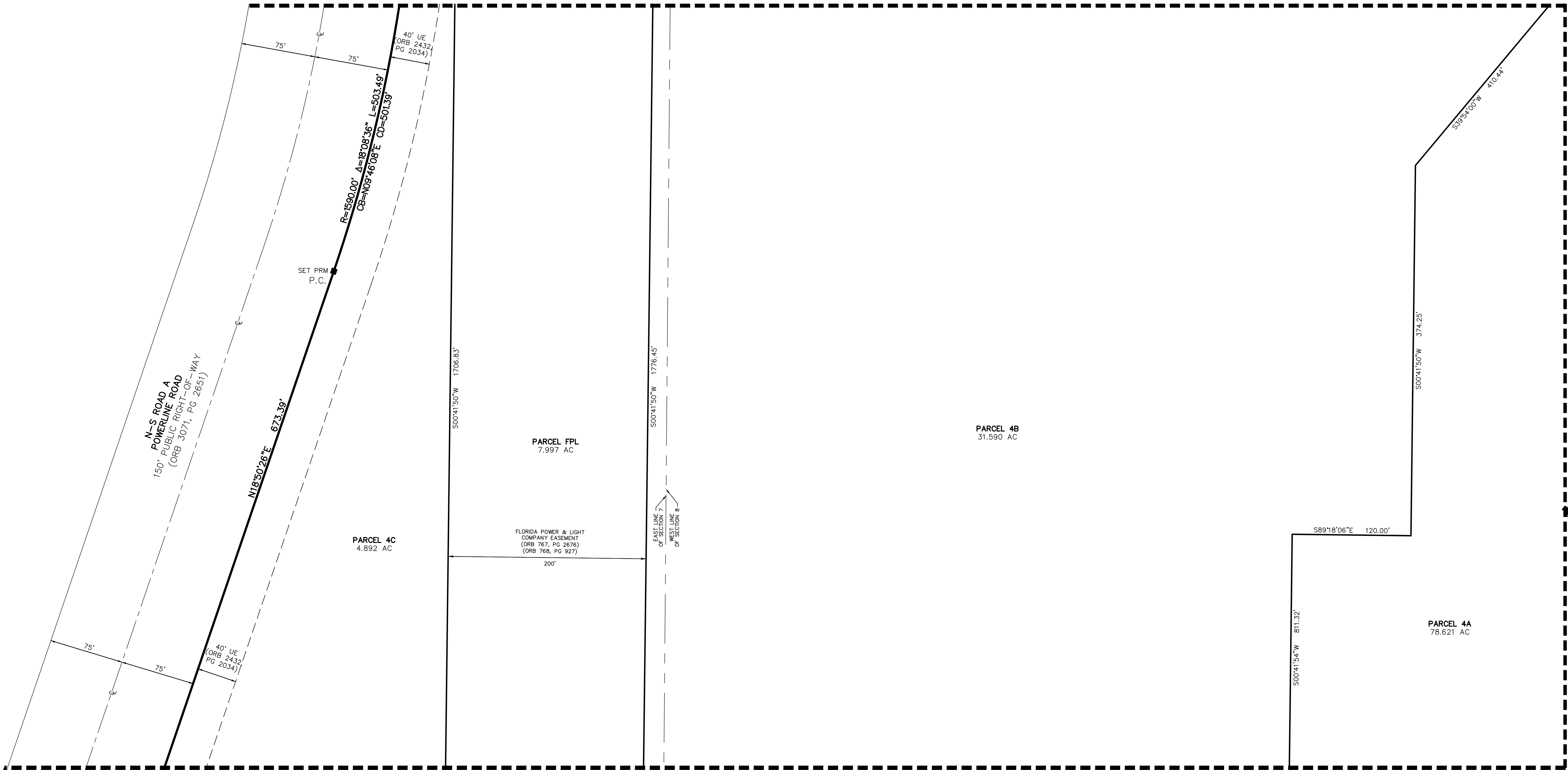
# TRADITION 4

BEING A REPLAT OF A PORTION OF TRACT RW TRADITION PARKWAY, TRADITION REGIONAL PARK, AS RECORDED IN PLAT BOOK 100, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, 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



**MATCH LINE SHEET 2**



**MATCH LINE SHEET 7**