

LEGAL DESCRIPTION:

PARCEL 1:

TRACT "B1" OF KENLEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF TRACT "B1" OF KENLEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B1", THENCE ALONG THE WEST LINE OF SAID TRACT "B1", NORTH 00° 02' 34" EAST FOR A DISTANCE OF 69.28 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 90° 00' 00" EAST FOR A DISTANCE OF 736.91 FEET; THENCE, NORTH 84° 30' 59" EAST FOR A DISTANCE OF 125.57 FEET; THENCE, NORTH 90° 00' 00" EAST FOR A DISTANCE OF 130.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 10' 28", HAVING A RADIUS OF 3969.00 FEET, HAVING AN ARC DISTANCE OF 81.35 FEET, AND WHOSE LONG CHORD BEARS SOUTH 02° 23' 01" WEST FOR A DISTANCE OF 81.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B1"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "B1", NORTH 90° 00' 00" WEST FOR A DISTANCE OF 989.04 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF TRACT "B1" OF KENLEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "B1", THENCE ALONG THE WEST LINE OF SAID TRACT "B1", NORTH 00° 02' 34" EAST FOR A DISTANCE OF 69.28 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 90° 00' 00" EAST FOR A DISTANCE OF 736.91 FEET; THENCE, NORTH 84° 30' 59" EAST FOR A DISTANCE OF 125.57 FEET; THENCE, NORTH 90° 00' 00" EAST FOR A DISTANCE OF 130.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01° 10' 28", HAVING A RADIUS OF 3969.00 FEET, HAVING AN ARC DISTANCE OF 81.35 FEET, AND WHOSE LONG CHORD BEARS SOUTH 02° 23' 01" WEST FOR A DISTANCE OF 81.35 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B1"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "B1", NORTH 90° 00' 00" WEST FOR A DISTANCE OF 989.04 FEET TO THE POINT OF BEGINNING.

AND

TRACT "C1" OF KENLEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 16, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 41.353 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, BANYAN SGB, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PEBB SGB EAT, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- PARCEL F, AS SHOWN HEREON, IS RESERVED FOR MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- PARCEL 1, PARCEL HOME IMPROVEMENT, PARCELS A, B, C, D, AND E, AS SHOWN HEREON, ARE RESERVED FOR BANYAN SGB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND PEBB SGB EAT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

3. PRIVATE UTILITY EASEMENT (PSLUE). SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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. BANYAN SGB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND PEBB SGB EAT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. 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 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.

4. ALL PLATTED UTILITY EASEMENTS (UE), 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 FACILITY OR UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, 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 AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO USE ALL PLATTED UTILITY EASEMENTS FOR ACCESS TO, INSTALLATION 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. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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.

5. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS 1, A, B, C, D, E, F, AND PARCEL HOME IMPROVEMENT, AND THEIR 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 PARCELS 1, A, B, C, D, E, F, AND PARCEL HOME IMPROVEMENT, AND THEIR SUCCESSORS AND ASSIGNS. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

6. THE SPECIAL DRAINAGE EASEMENTS (SDE) AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES 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 IN OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED, AND IS THE MAINTENANCE OBLIGATION OF SAID SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, THEIR SUCCESSORS AND ASSIGNS.

7. THE MULTI PURPOSE PATHWAY EASEMENT (MPPE), AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES 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 IN OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED, AND IS THE MAINTENANCE OBLIGATION OF SAID SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF AND THE BENEFIT OF THE PUBLIC FOR ACCESS AND RECREATION.

8. THE INGRESS/EGRESS EASEMENT (AE), AS SHOWN HEREON IS HEREBY DEDICATED FOR INGRESS EGRESS PURPOSES, FOR THE BENEFIT OF PARCELS 1, A, B, C, D, E, F, AND PARCEL HOME IMPROVEMENT, THEIR SUCCESSORS AND ASSIGNS AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID OWNERS OF PARCELS 1, A, B, C, D, E, F, AND PARCEL HOME IMPROVEMENT, AND THEIR SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT.

9. THE LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS 1, A, B, C, D, E, AND PARCEL HOME IMPROVEMENT, AND THEIR SUCCESSORS AND ASSIGNS, AS PRIVATE LANDSCAPE BUFFER EASEMENTS FOR THE PURPOSE OF A PERIMETER LANDSCAPE BUFFER, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID OWNERS OF PARCELS 1, A, B, C, D, E, AND PARCEL HOME IMPROVEMENT, AND THEIR SUCCESSORS AND ASSIGNS. THE LANDSCAPE BUFFER EASEMENTS SHALL NOT BE REMOVED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE CITY OF PORT ST. LUCIE.

10. LIFT STATION EASEMENT LSE, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. 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. BANYAN SGB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND PEBB SGB EAT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND 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, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. 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 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.

TRADITION SG-8

BEING A REPLAT OF ALL OF TRACT "B1" TOGETHER WITH ALL OF TRACT "C1" ACCORDING TO KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, 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:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____, 2025.

WITNESS: _____ MATTAMY PALM BEACH LLC, A DELAWARE
PRINT NAME LIMITED LIABILITY COMPANY
BY: _____
K. KARL ALBERTSON
PRINT NAME VICE PRESIDENT

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS _____ DAY OF _____, 2025.

WITNESS: _____ BANYAN SGB, LLC, A FLORIDA LIMITED
PRINT NAME LIABILITY COMPANY
BY: _____
ROSS FEURRING
PRINT NAME AUTHORIZED PERSON

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS _____ DAY OF _____, 2025.

WITNESS: _____ PEBB SGB EAT, LLC, A FLORIDA LIMITED
PRINT NAME LIABILITY COMPANY
BY: _____
IAN WEINER
PRINT NAME MANAGER

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 _____, 2025, BY K. KARL ALBERTSON, VICE PRESIDENT, ON BEHALF OF LIMITED LIABILITY COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

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

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 _____, 2025, BY ROSS FEURRING, AUTHORIZED PERSON, ON BEHALF OF LIMITED LIABILITY COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

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

PRINT NAME: _____

ACKNOWLEDGEMENT:

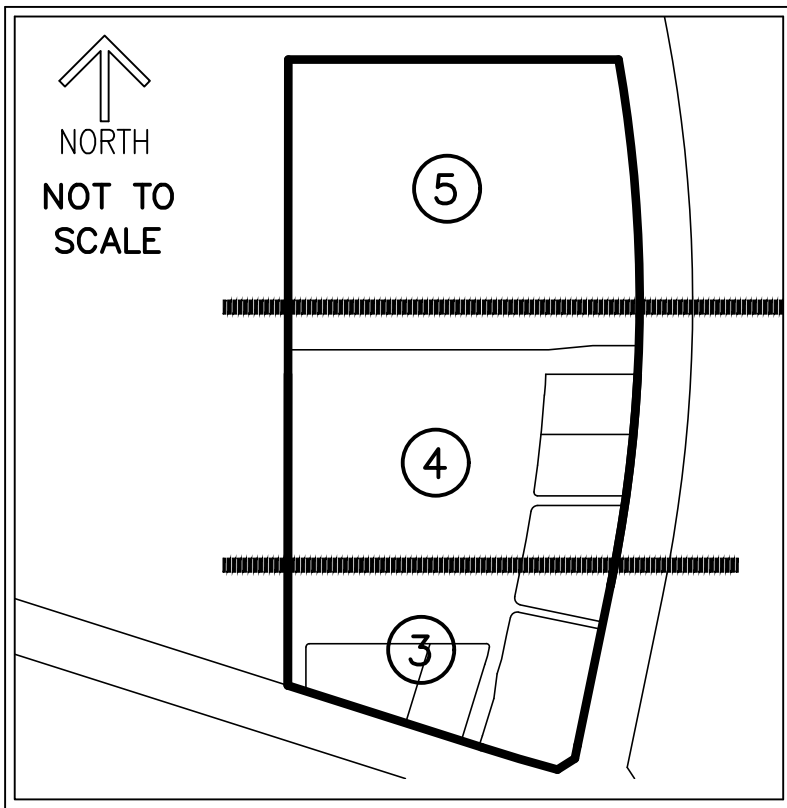
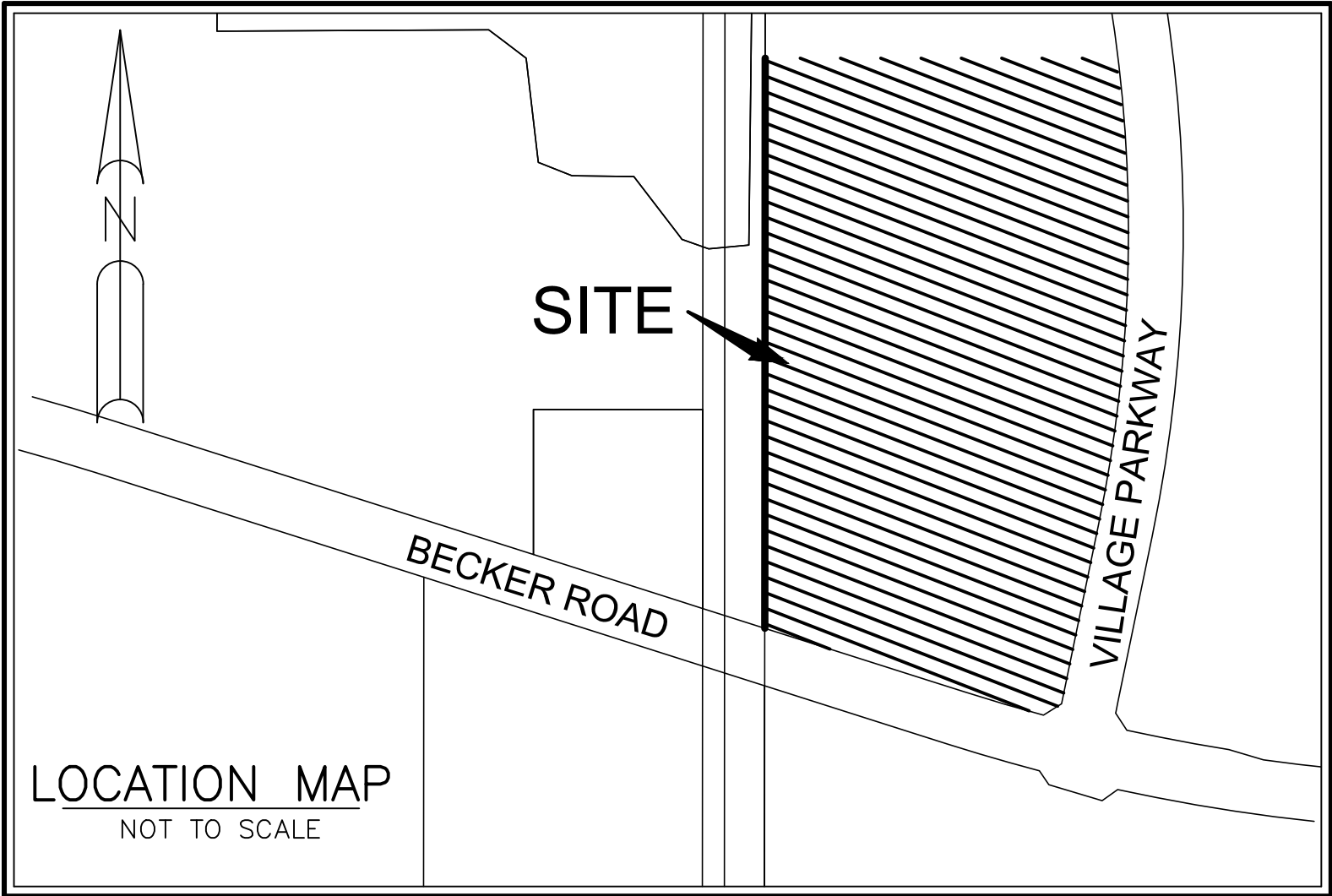
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY IAN WEINER, MANAGER, ON BEHALF OF LIABILITY COMPANY, WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

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

PRINT NAME: _____



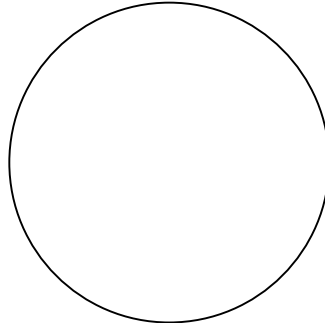
CLERK'S RECORDING CERTIFICATE:

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 _____, 2025.

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

CLERK OF
THE COURT



LEGEND/ABBREVIATIONS

- ☉ – CENTERLINE
Δ – DELTA (CENTRAL ANGLE)
AC – ACRES
(AE) – INGRESS/EGRESS EASEMENT
CB – CHORD BEARING
CD – CHORD DISTANCE
D.B. – DEED BOOK
DE – DRAINAGE EASEMENT
L – ARC LENGTH
LB – LICENSED BUSINESS
LBE – LANDSCAPE BUFFER EASEMENT
LSE – LIFT STATION EASEMENT
MPPE – MULTI PURPOSE PATHWAY EASEMENT
ORB – OFFICIAL RECORD BOOK
PB – PLAT BOOK
PC – POINT OF CURVE
PG – PAGE
PNT – POINT OF NON-TANGENCY
PT – POINT OF TANGENCY
PUE – PUBLIC UTILITY EASEMENT
PSLUE – PRIVATE UTILITY EASEMENT
R – RADIUS
(R) – INDICATES RADIAL LINE
SDE – SPECIAL DRAINAGE EASEMENT
UE – UTILITY EASEMENT
■PRM – DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
"G&W PRM LB 3591"

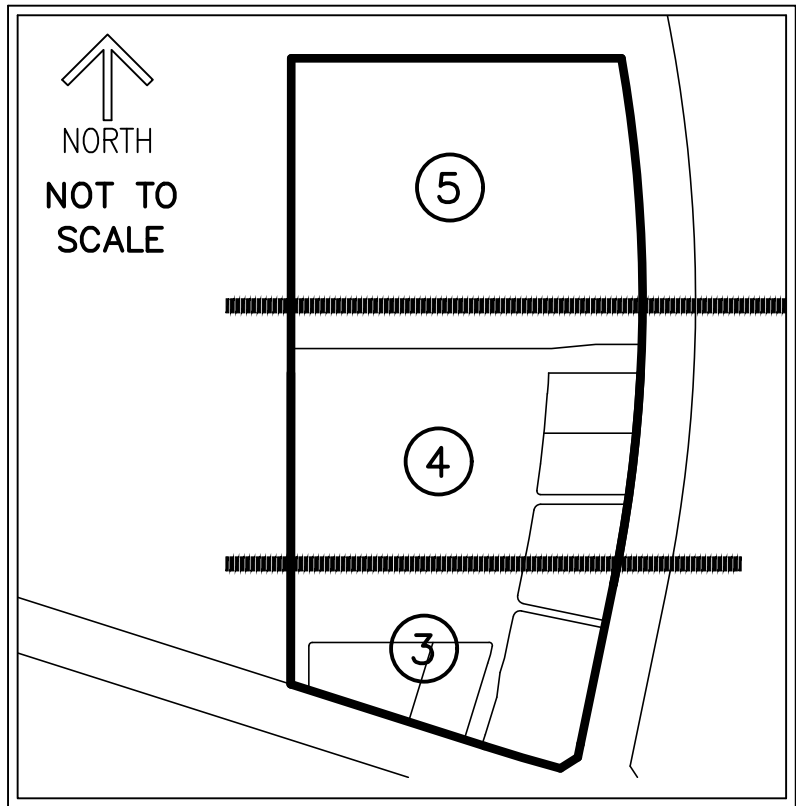
TRADITION SG-8
BEING A REPLAT OF ALL OF TRACT "B1" TOGETHER WITH ALL OF TRACT "C1" ACCORDING TO KENLEY, AS
RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35,
TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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

PLAT BOOK _____

PAGE _____

SHEET 2 OF 5



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, ELIZABETH M. JONES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA,
DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____ 2025, AT _____ AM:

- 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, BANYAN SGB, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PEBB SGB EAT, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE ENTITIES EXECUTING THE DEDICATION.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
- PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
- ALL ASSESSMENTS AND OTHER LIENS CURRENTLY DUE AND PAYABLE LEVIED 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 _____, 2025

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

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE
PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE
DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND
AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5228, AT
PAGE 2308, AS AMENDED OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED
BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF
DIRECTORS THIS _____ DAY OF _____ 2025.

INTERNATIONAL FINANCE BANK, A FLORIDA
BAKING CORPORATION.

WITNESS: _____ BY: _____
NAME ANDREW WERBER
TITLE AVP JUNIOR COMMERCIAL
RELATIONSHIP MANAGER

WITNESS: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____
PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, THIS _____ DAY OF _____
2025, BY _____ ON BEHALF OF

INTERNATIONAL FINANCE BANK, A FLORIDA BAKING CORPORATION, WHO IS ____
PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS
IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

ACCEPTANCE OF DEDICATION:

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, AS
AMENDED, HEREBY ACCEPTS ALL DEDICATIONS 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 TRADITION TRAIL AND WATER MANAGEMENT SYSTEM IMPROVEMENTS
FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED EASEMENT AND TRACTS ARE LOCATED IN
STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR 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 DISTRICT NO. 5. DISTRICT NO. 5 DOES
NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE
OTHERWISE DEDICATED TO THE PUBLIC. 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 _____, 2025

CHAIRMAN: _____ SECRETARY: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE
NOTARIZATION, THIS _____ DAY OF _____ 2025, BY _____ OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO.
5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES
("DISTRICT NO. 5"), WHO IS ____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS
IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

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

PRINT NAME: _____

CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA)
COUNTY OF ST LUCIE)

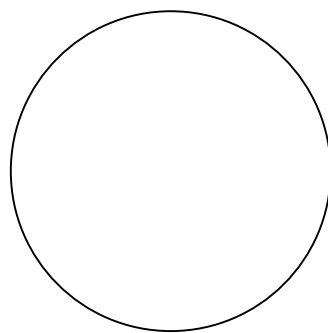
IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION SG-8, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY
THE CITY COUNCIL OF THE CITY OF PORT ST LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY HEREIN ARE
ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, THIS _____ DAY OF _____
2025.

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

ATTEST: _____
SALLY WALSH, CITY CLERK



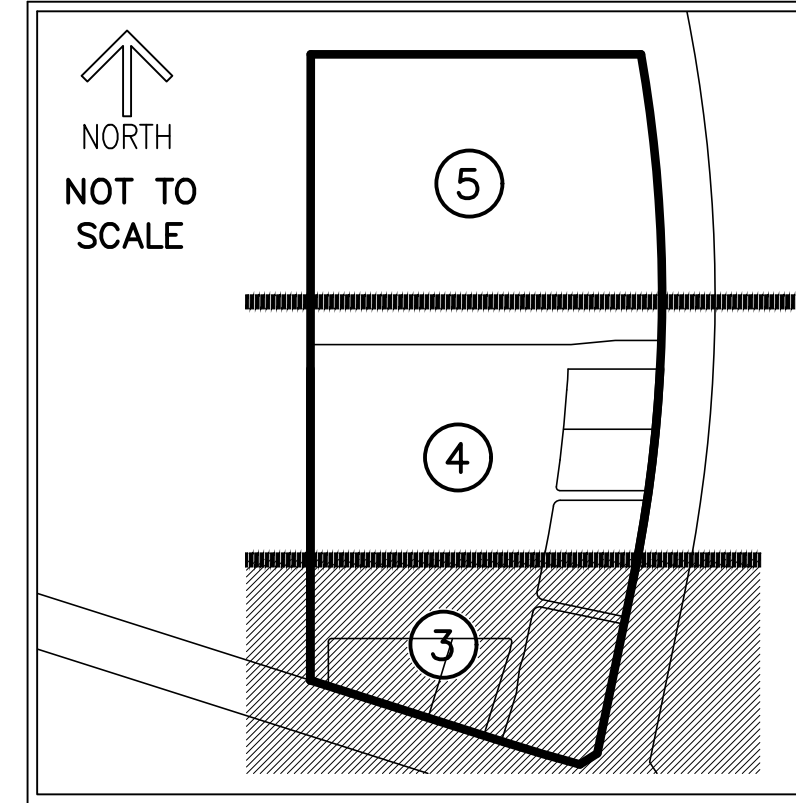
SURVEYOR



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

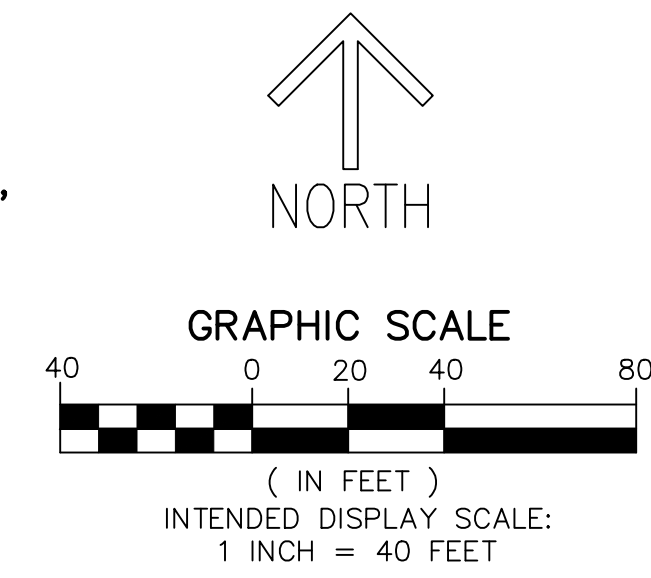
PSLUSD PROJECT NO. 5432
CITY OF PORT ST. LUCIE
PROJECT NO. P23-206-A1

@ - CENTERLINE
 Δ - DELTA (CENTRAL ANGLE)
 AC - ACRES
 (AE) - INGRESS/EGRESS EASEMENT
 CB - CHORD BEARING
 CD - CHORD DISTANCE
 D.B. - DEED BOOK
 DE - DRAINAGE EASEMENT
 L - ARC LENGTH
 LB - LICENSED BUSINESS
 LBS - LANDSCAPE BUFFER EASEMENT
 LBT - LIFT STATION EASEMENT
 MPPE - MULTI PURPOSE PATHWAY EASEMENT
 ORB - OFFICIAL RECORD BOOK
 PB - PLAT BOOK
 PC - POINT OF CURVE
 PG - PAGE
 PNT - POINT OF NON-TANGENCY
 PT - POINT OF TANGENCY
 PUE - PUBLIC UTILITY EASEMENT
 PSLUE - PRIVATE UTILITY EASEMENT
 R - RADIUS
 (R) - INDICATES RADIAL LINE
 SDE - SPECIAL DRAINAGE EASEMENT
 SUE - UTILITY EASEMENT
 ■ PRM - DENOTES PERMANENT REFERENCE MONUMENT
 5/8" IRON ROD WITH CAP STAMPED
 "C&W PRM LB 3591"



BEING A REPLAT OF ALL OF TRACT "B1" TOGETHER WITH ALL OF TRACT "C1" ACCORDING TO KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

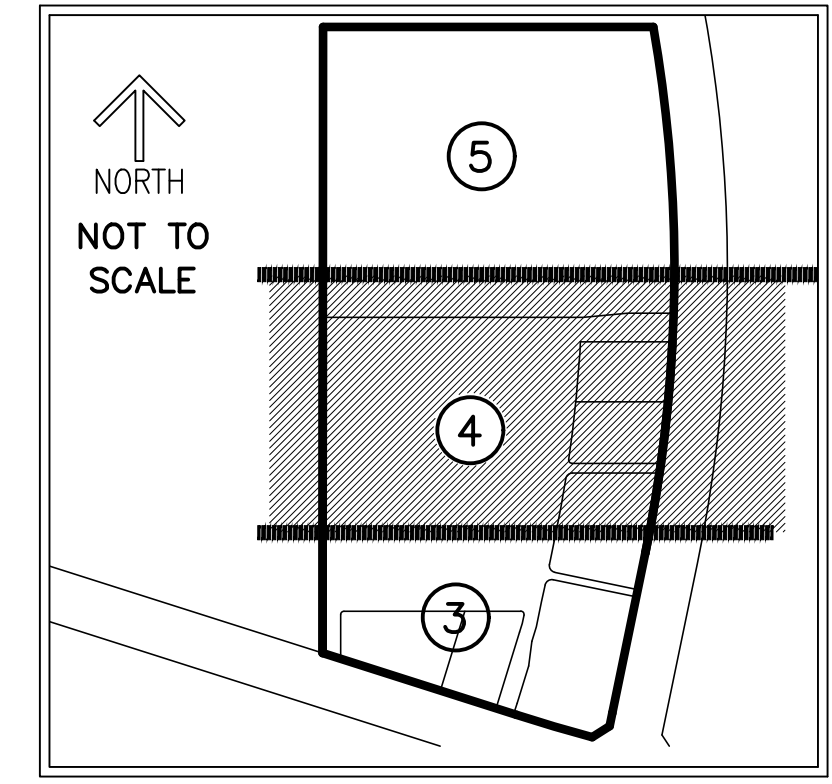
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



SHEET 3 OF 5

[illegible]

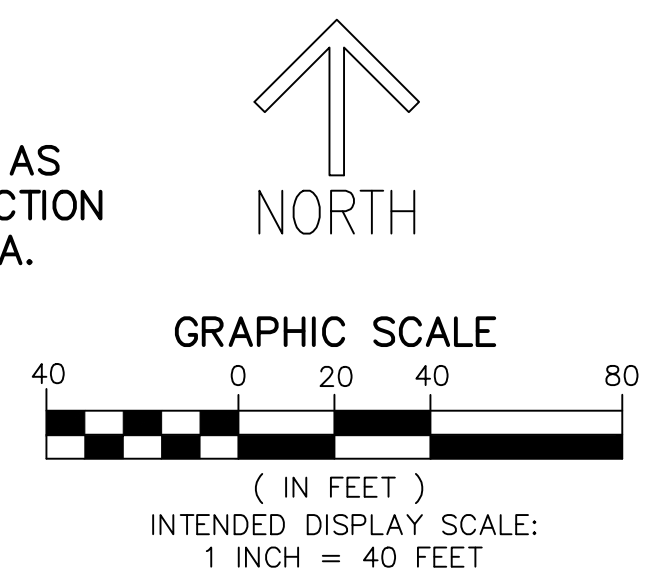
- LEGEND/ABBREVIATIONS
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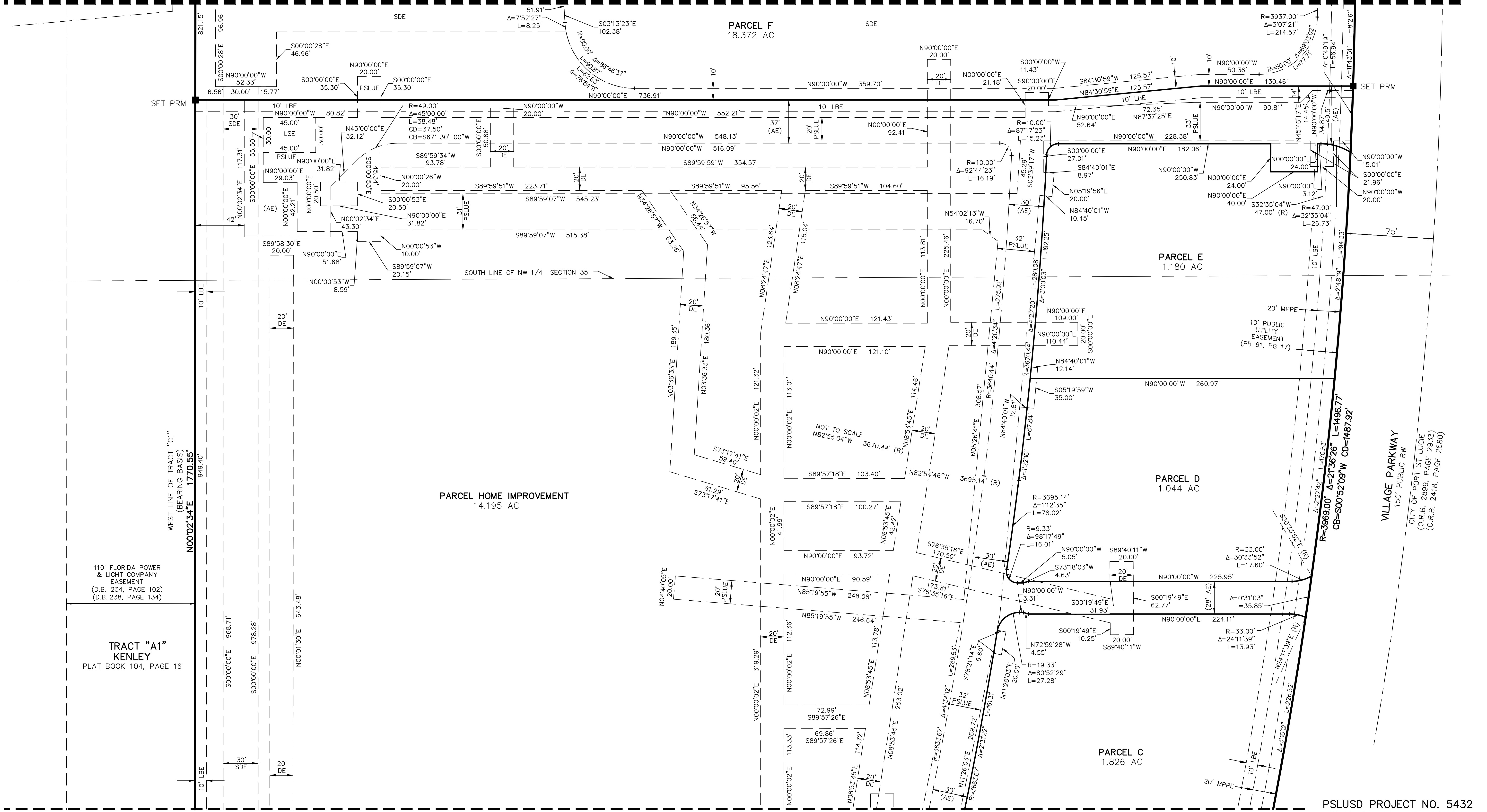
TRADITION SG-8

BEING A REPLAT OF ALL OF TRACT "B1" TOGETHER WITH ALL OF TRACT "C1" ACCORDING TO KENLEY, AS RECORDED IN PLAT BOOK 104, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
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OF
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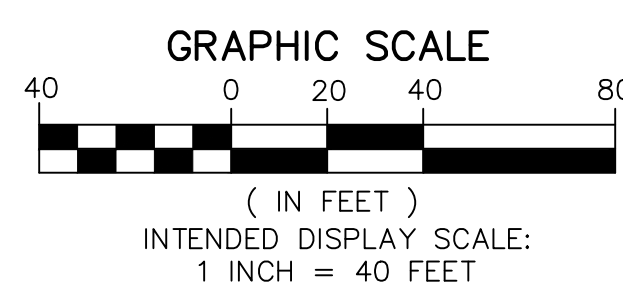
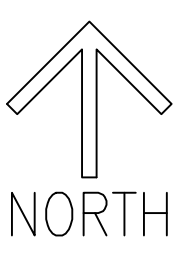
MATCH LINE SHEET 5



MATCH LINE SHEET 3

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392-1991
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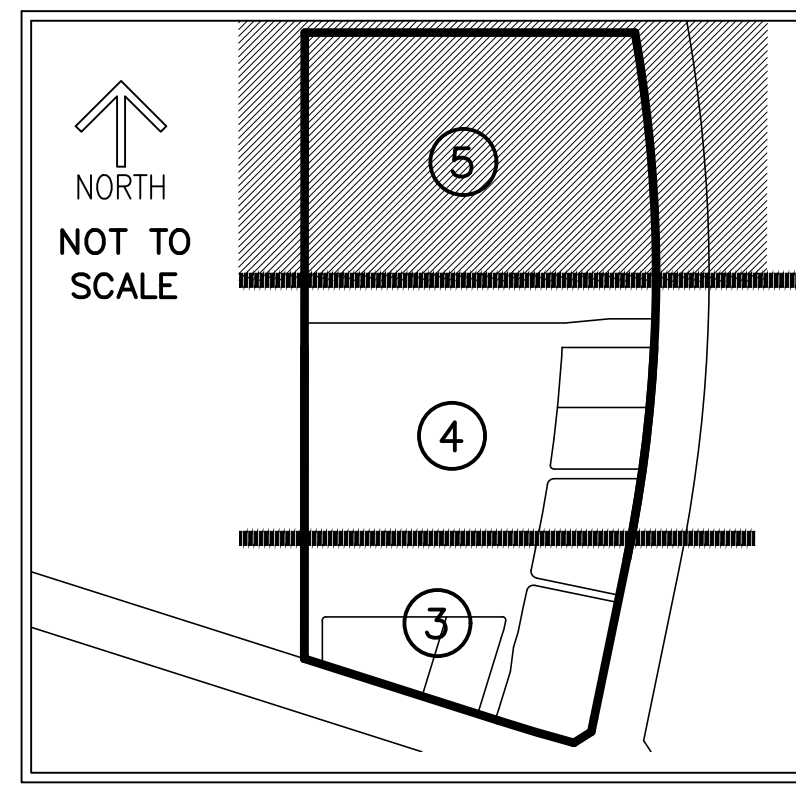


PLAT BOOK _____
PAGE _____
SHEET 5 OF 5

TRACT "B"
SOUTHER GROVE
PARCEL 28 REPLAT
PLAT BOOK 95, PAGE 27
N90°00'00"E 934.20'

PARCEL F
18.372 AC

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"C&W PRM LB 3591"



110' FLORIDA POWER
& LIGHT COMPANY
EASEMENT
(D.B. 234, PAGE 102)
(D.B. 238, PAGE 134)

CONSERVATION
TRACT NO. 12
PLAT BOOK 61, PAGE 17

25'
MAINTENANCE
EASEMENT
BUFFER

N00°02'34"E 1770.55'
821.15'

SET PRM

SET PRM

20' MPPE

10' PUBLIC
UTILITY
EASEMENT
(PB 61, PG 17)

R=3969.00' Δ=21°36'26" L=1496.77'
CB=S00°52'09"W CD=1487.92'

VILLAGE PARKWAY
150' PUBLIC RW

CITY OF PORT ST LUCIE
(O.R.B. 2899, PAGE 2933)
(O.R.B. 2418, PAGE 2680)

MATCH LINE SHEET 4

PSLUSD PROJECT NO. 5432
CITY OF PORT ST. LUCIE
PROJECT NO. P23-206-A1