

SOUTHERN GROVE PLAT NO. 26

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

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OR PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 OF SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 372.96 ACRES (16,246,001 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
CITY OF PORT ST. LUCIE
PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY CORPORATION, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 26", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:
1. TRACT RW-1 AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC, FOR ROAD RIGHT-OF-WAY, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.
2. WATER MANAGEMENT TRACT-1 (WMT-1) AND THE WATER MAINTENANCE EASEMENTS (WME) SHOWN OR DESCRIBED IN THIS PLAT ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE-WATER MANAGEMENT, A NON-EXCLUSIVE DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENT AND IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACT-1 IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT-1.
NOTE: SAID WATER MANAGEMENT TRACT AND WATER MANAGEMENT EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, AND THE PUBLIC UTILITY EASEMENT IS ALSO DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES.
3. ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.
4. THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING, WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, AND THE PUBLIC UTILITY EASEMENT IS ALSO DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES.
5. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AND THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND WATER MANAGEMENT PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.
6. THE ACCESS EASEMENT SHOWN OR DESCRIBED IN THIS PLAT IS DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED GOVERNMENTAL FINANCE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 13 DAY OF November, 2019.
PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION
Russ Blackburn ^(RB)
PRINT NAME: Russ Blackburn POSITION: City Manager/CEO
WITNESS SIGNATURE: Bridget Kean
PRINTED NAME: BRIDGET KEAN
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November, 2019, BY Russ Blackburn THE CEO OF THE PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED AS IDENTIFICATION.
MaryAnn Uerlich
NOTARY SIGNATURE
PRINT NAME: MARYANN UERLICH
NOTARY PUBLIC
STATE OF Florida AT LARGE
MY COMMISSION EXPIRES:

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

MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: Anthony J. Palumbo POSITION: Division Vice President COUNTY OF St. Lucie
WITNESS SIGNATURE: Tania Contreras WITNESS SIGNATURE: Muriel Templeton
PRINTED NAME: Tania Contreras PRINTED NAME: Muriel Templeton

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF Oct, 2019, BY Anthony Palumbo, THE V.P. OF MATTAMY PALM BEACH, LLC, WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED AS IDENTIFICATION.
Catherine L. Dahl
NOTARY SIGNATURE
PRINT NAME: CATHERINE L. DAHL
NOTARY PUBLIC
STATE OF FL AT LARGE
MY COMMISSION EXPIRES: 09/30/25

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OF THE INGRESS/EGRESS EASEMENT, ACCESS EASEMENT, DRAINAGE EASEMENT, WATER MANAGEMENT TRACT 1 AND WATER MAINTENANCE EASEMENT, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.
DATED THIS 10th DAY OF October, 2019.
Gregory J. Pettibon
CHAIRMAN
SECRETARY

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF St. Lucie
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF October, 2019, BY Gregory Pettibon, THE CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5 () WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED AS IDENTIFICATION.
B. Frank Sakuma Jr.
NOTARY SIGNATURE
PRINT NAME: B. FRANK SAKUMA JR.
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES:

ACCEPTANCE OF DEDICATION

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

ACKNOWLEDGEMENT

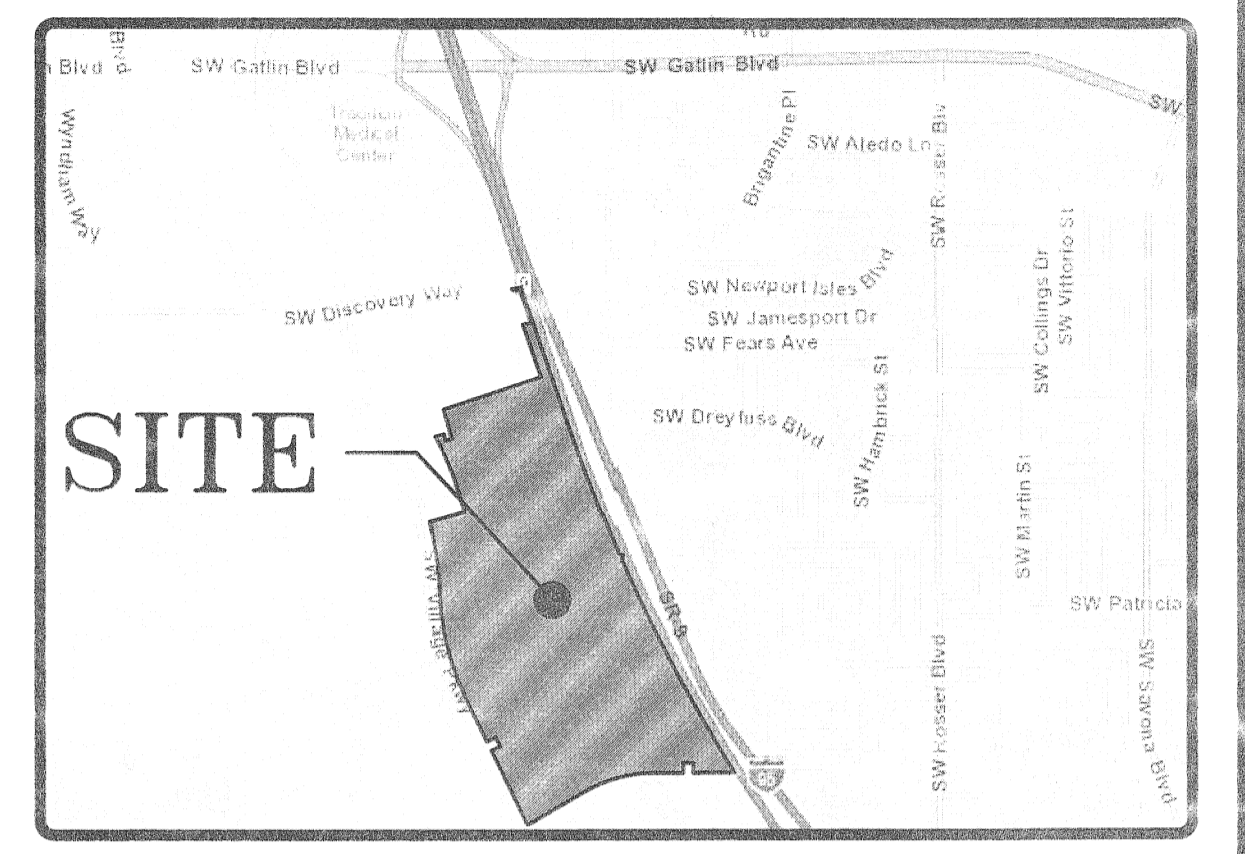
STATE OF Florida
COUNTY OF St. Lucie
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF OCTOBER, 2019, BY Gregory Pettibon, THE Chairman OF TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, () WHO IS PERSONALLY KNOWN TO ME OR () WHO PRODUCED AS IDENTIFICATION.
B. Frank Sakuma Jr.
NOTARY SIGNATURE
PRINT NAME: B. FRANK SAKUMA JR.
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, GREGORY M. DAWSON, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THE INFORMATION CONTAINED IN THAT CERTAIN PROPERTY INFORMATION REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2019 AT 11:00 PM, AND DESIGNATED AS ORDER NO. 7655949 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS VESTED IN PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ALL AD VALOREM REAL ESTATE TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.992, AND THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW.
DATED THIS 21st DAY OF October, 2019.
Gregory M. Dawson
GREGORY M. DAWSON
EDWARDS, COHEN, DAWSON, NOBLE & DAWES, P.A.
FLORIDA BAR NO. 0759392

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 26" HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS HEREIN ARE ACCEPTED, THIS 12th DAY OF November, 2019.
Karen A. Phillips
CITY CLERK
Gregory J. Oravec
MAYOR



CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 84 PAGE(S) 35-37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THIS 18th DAY OF November, 2019.
Joseph E. Smith
JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

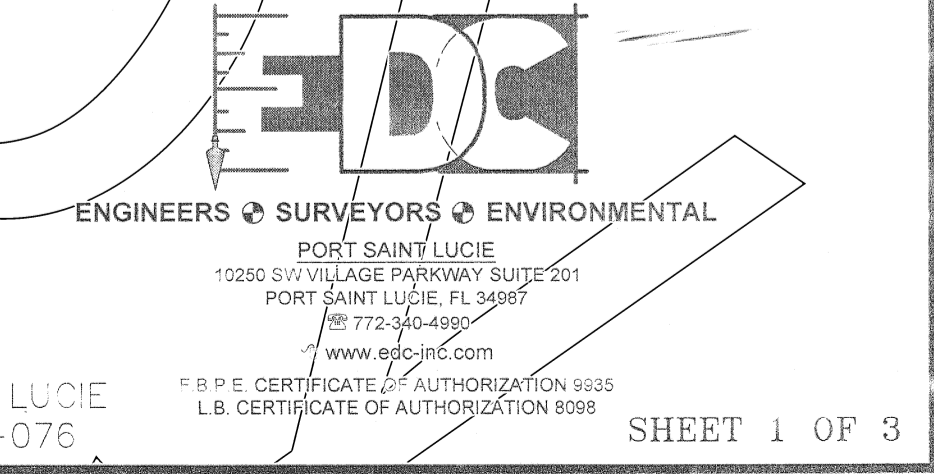
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 26 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.
DATED THIS 21st DAY OF October, 2019.
Michael T. Owen
MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
ECC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

NOTES:

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

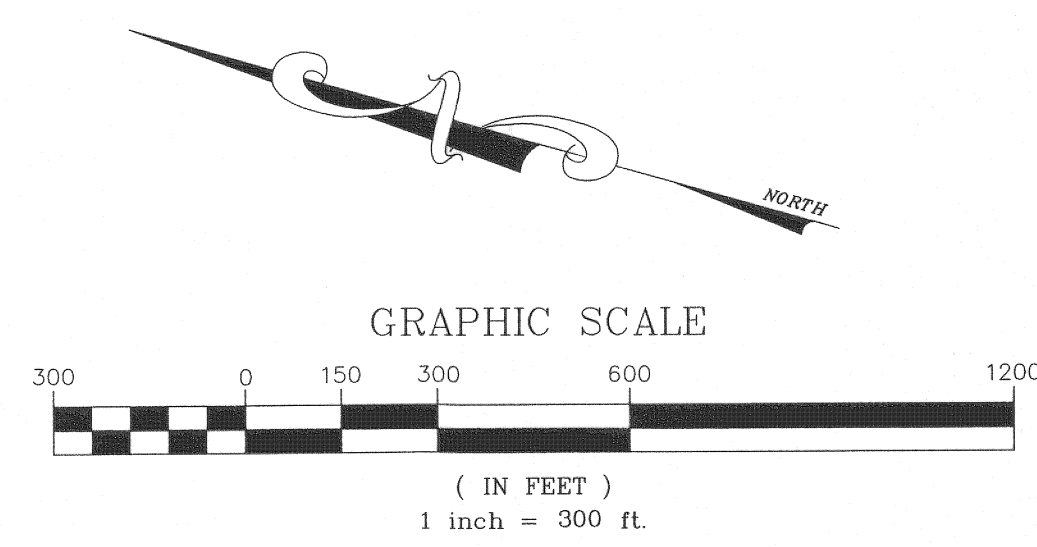
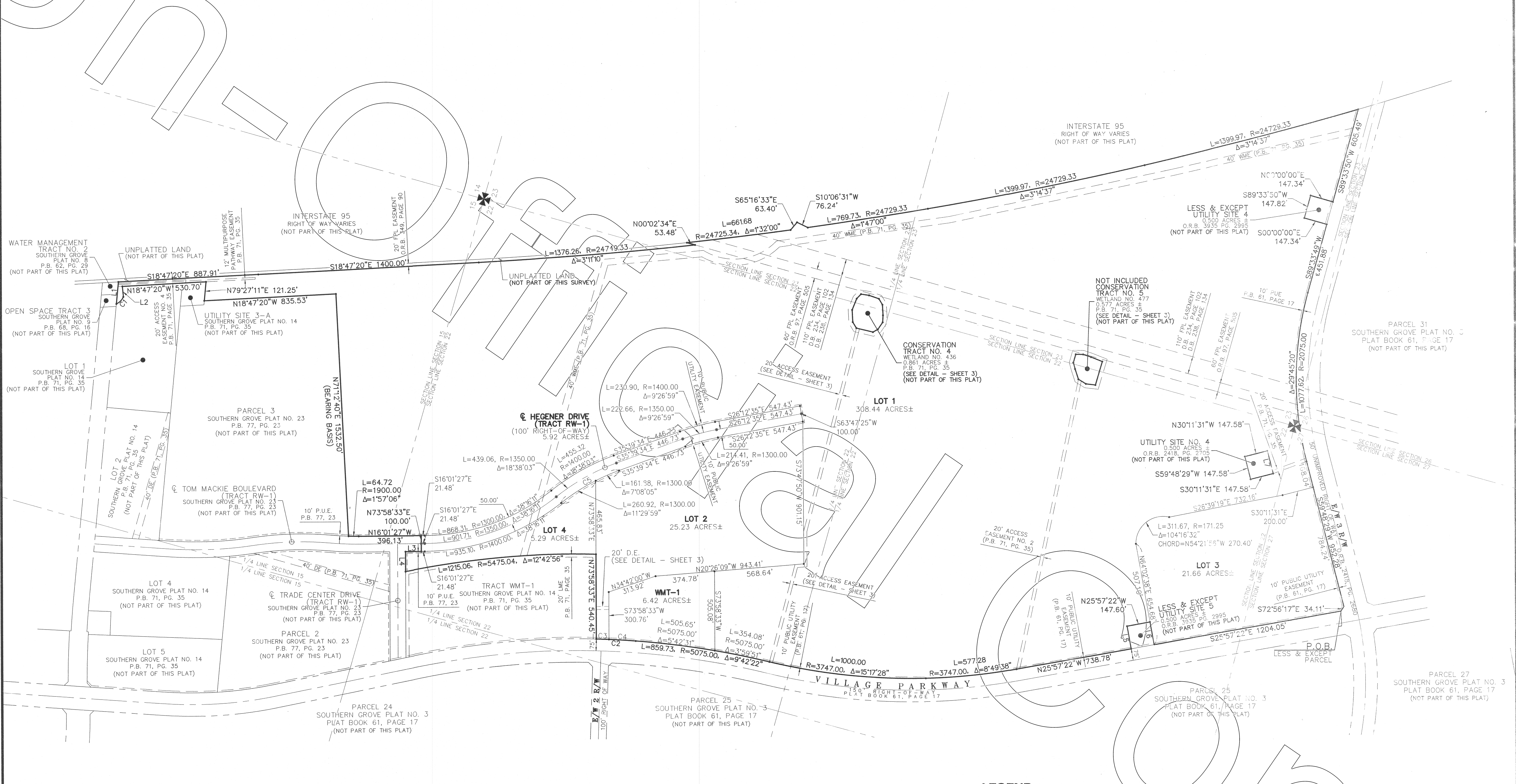
PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556



SOUTHERN GROVE PLAT NO. 26

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

PLAT BOOK 84
PAGE 36
DOCKET NO. _____



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

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

- LEGEND**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON LB & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
 - INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - L.S. LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - FD FOUND
 - IR&C 5/8" IRON ROD & CAP
 - OR.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PAGE
 - B.E. BUFFER EASEMENT
 - U.E. UTILITY EASEMENT
 - I.E.E. INGRESS/EGRESS EASEMENT
 - REC. RECREATION TRACT
 - NGS NATIONAL GEODETIC SURVEY
 - P.O.C. POINT OF COMMENCEMENT
 - L.B.T. LANDSCAPE BUFFER TRACT
 - L.S.E. LIFT STATION EASEMENT
 - O.S.T. OPEN SPACE TRACT
 - W.M.T. WATER MANAGEMENT TRACT
 - R/W RIGHT-OF-WAY
 - (NR) NON-RADIAL
 - (D) DEED DISTANCE
 - (C) CALCULATED DISTANCE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - R.O.F. RIGHT-OF-FEET
 - S.P.C. STATE PLANE COORDINATE
 - S.F. SQUARE FEET
 - CCR CERTIFIED CORNER RECORD
 - Δ/D CURVE CENTRAL ANGLE/Delta
 - RADIUS
 - R CURVE LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE

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

ENGINEERS & SURVEYORS & ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4997
www.gsc-jnc.com

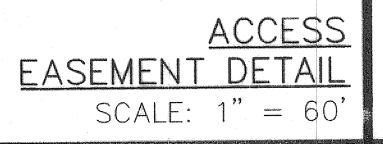
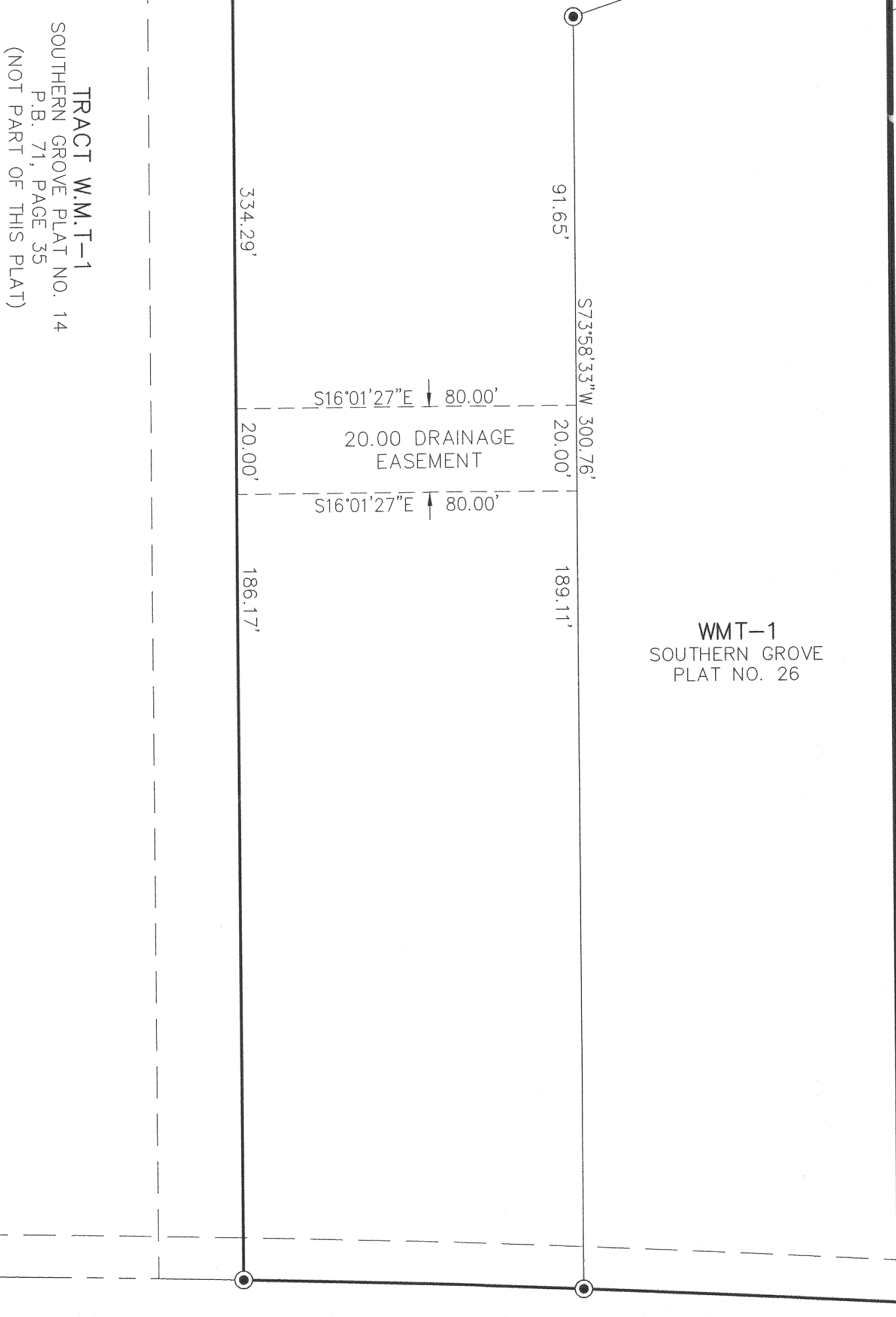
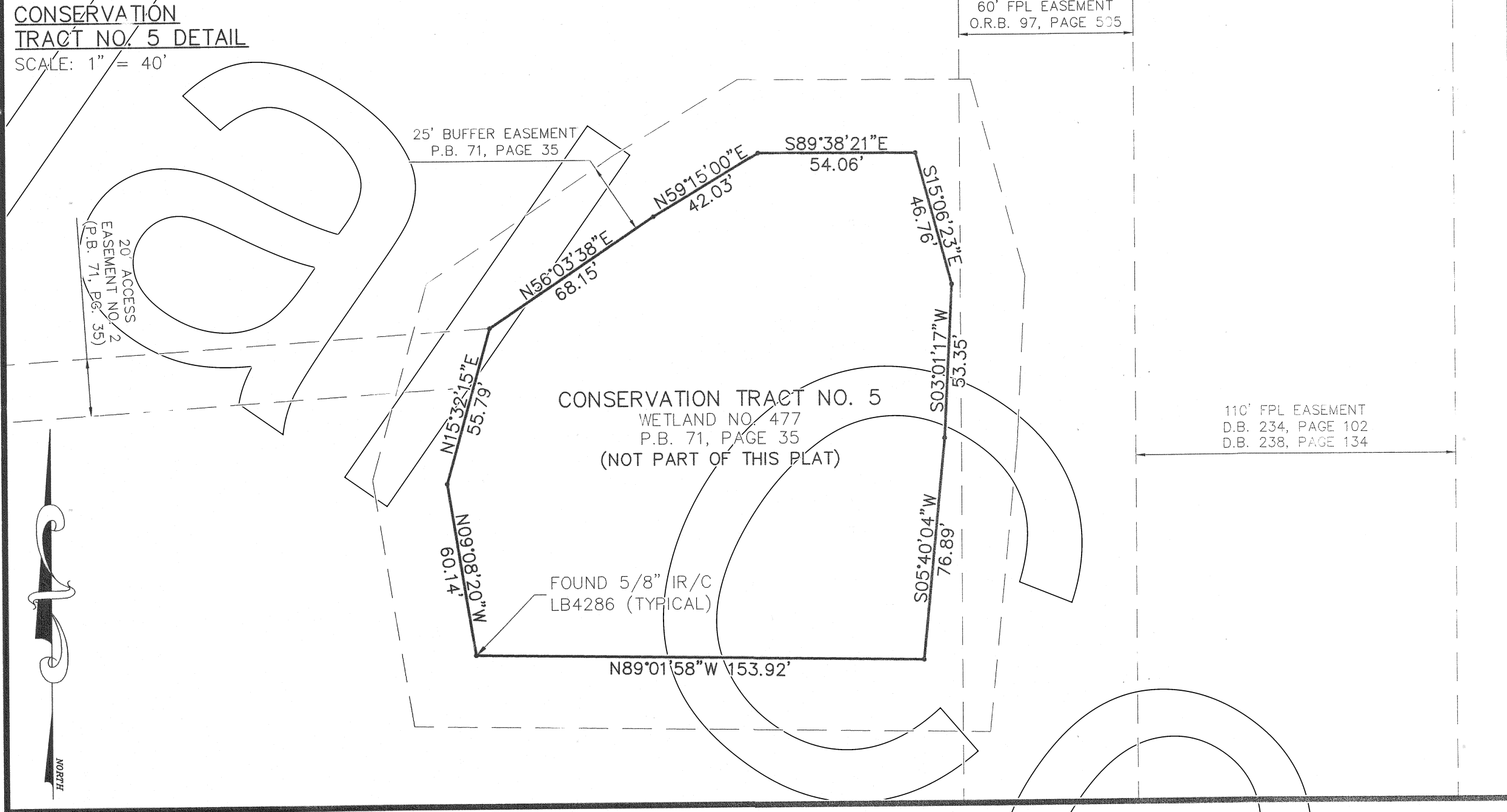
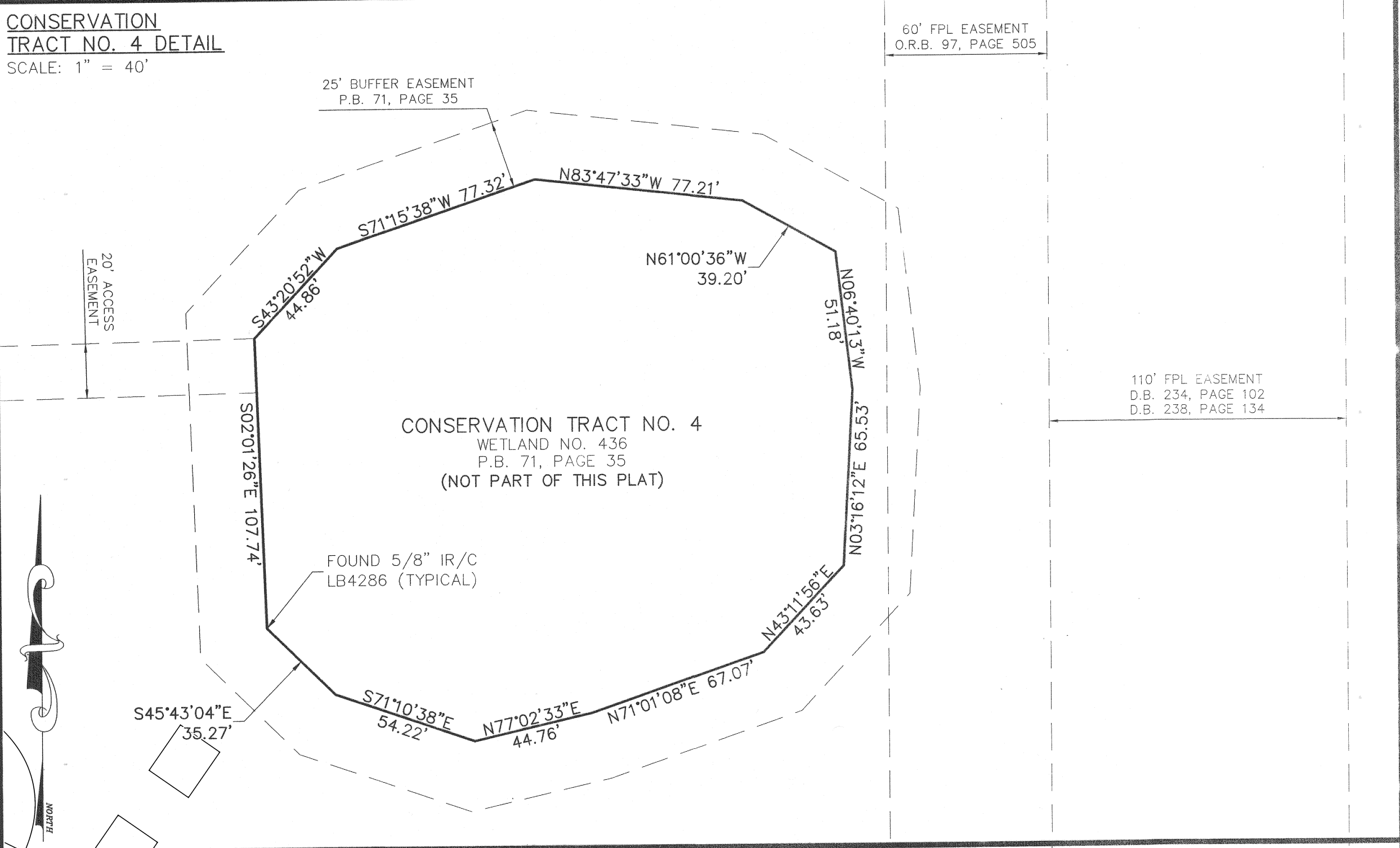
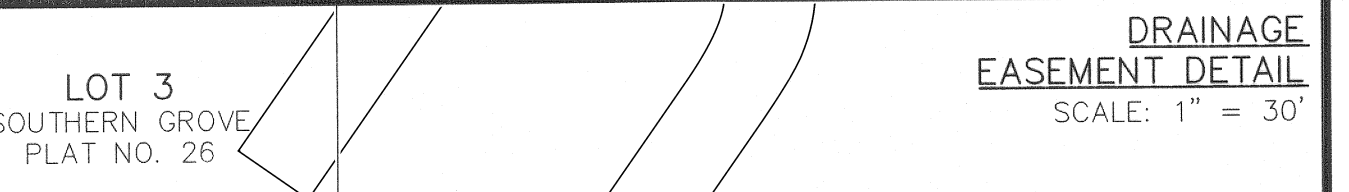
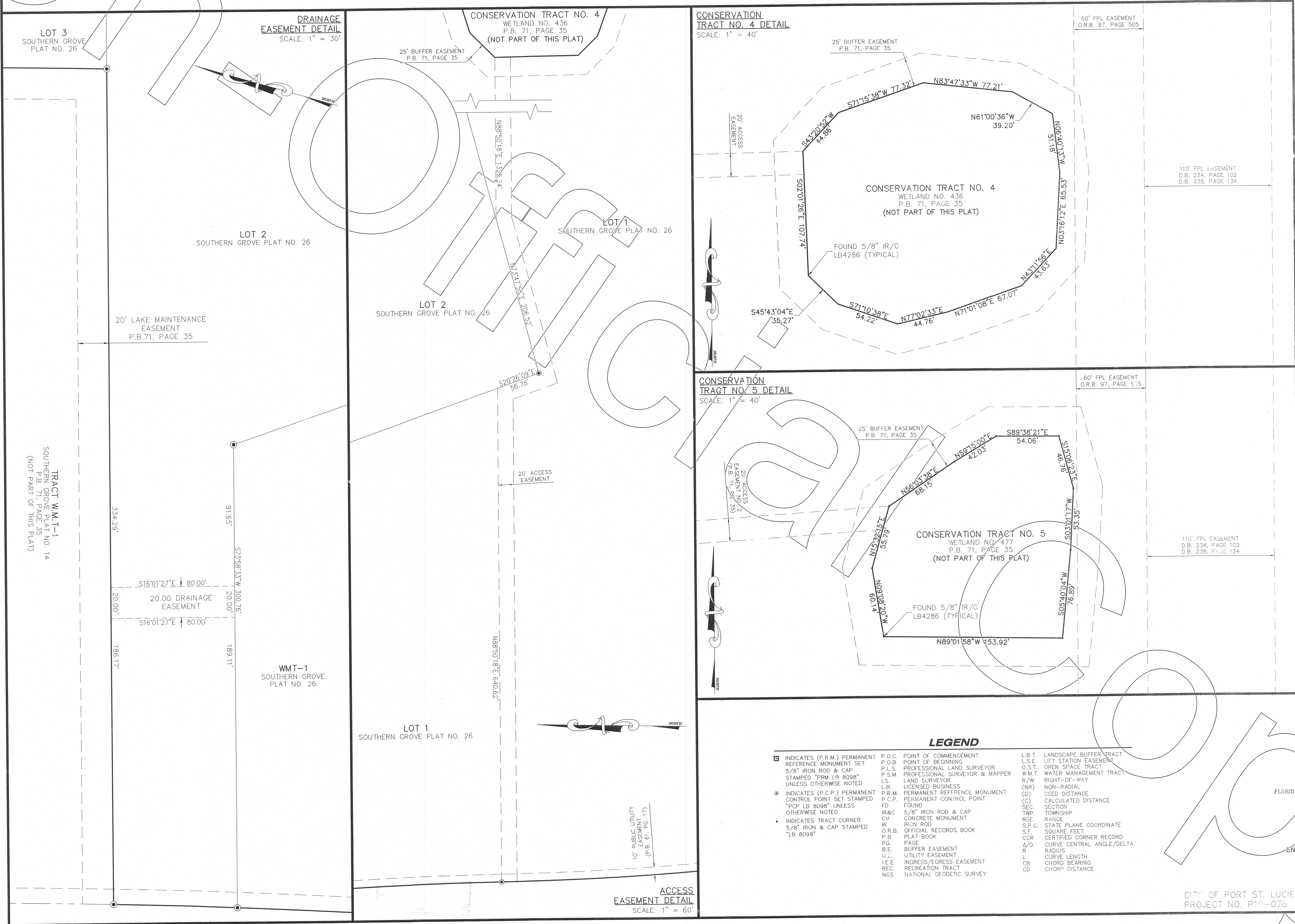
CITY OF PORT ST. LUCIE
PROJECT NO. P19-076

SHEET 2 OF 3

SOUTHERN GROVE PLAT NO. 26

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

PLAT BOOK 84
PAGE 37
DOCKET NO. _____



LEGEND

□ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM 1B 8098" UNLESS OTHERWISE NOTED	○ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP 1B 8098" UNLESS OTHERWISE NOTED	• INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"	P.O.C. POINT OF COMMENCEMENT	P.O.B. POINT OF BEGINNING	P.L.S. PROFESSIONAL LAND SURVEYOR	P.S.M. PROFESSIONAL SURVEYOR & MAPPER	L.S. LAND SURVEYOR	L.B. LICENSED BUSINESS	P.R.M. PERMANENT REFERENCE MONUMENT	P.C.P. PERMANENT CONTROL POINT	FD. FOUND	IR&C 5/8" IRON ROD & CAP CONCRETE MONUMENT	CM IRON ROD	O.R.B. OFFICIAL RECORDS BOOK	P.B. PLAT BOOK	PG. PAGE	B.E. BUFFER EASEMENT	U.E. UTILITY EASEMENT	I.E.E. INGRESS/EGRESS EASEMENT	REC. RECREATION TRACT	NGS NATIONAL GEODETIC SURVEY	L.B.T. LANDSCAPE BUFFER TRACT	L.S.E. LIFT STATION EASEMENT	O.S.T. OPEN SPACE TRACT	W.M.T. WATER MANAGEMENT TRACT	R/W RIGHT-OF-WAY	(NR) NON-RADIAL	(D) DEED DISTANCE	(C) CALCULATED DISTANCE	SEC. SECTION	TWP. TOWNSHIP	RGE. RANGE	S.P.C. STATE PLANE COORDINATE	S.F. SQUARE FEET	C.C.R. CERTIFIED CORNER RECORD	L/D CURVE CENTRAL ANGLE/DELTA	R. RADIUS	L. CURVE LENGTH	CB. CHORD BEARING	CD. CHORD DISTANCE
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PREPARED BY MICHAEL T. OWEN
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