



# HERON PRESERVE AT TRADITION PHASE 2A

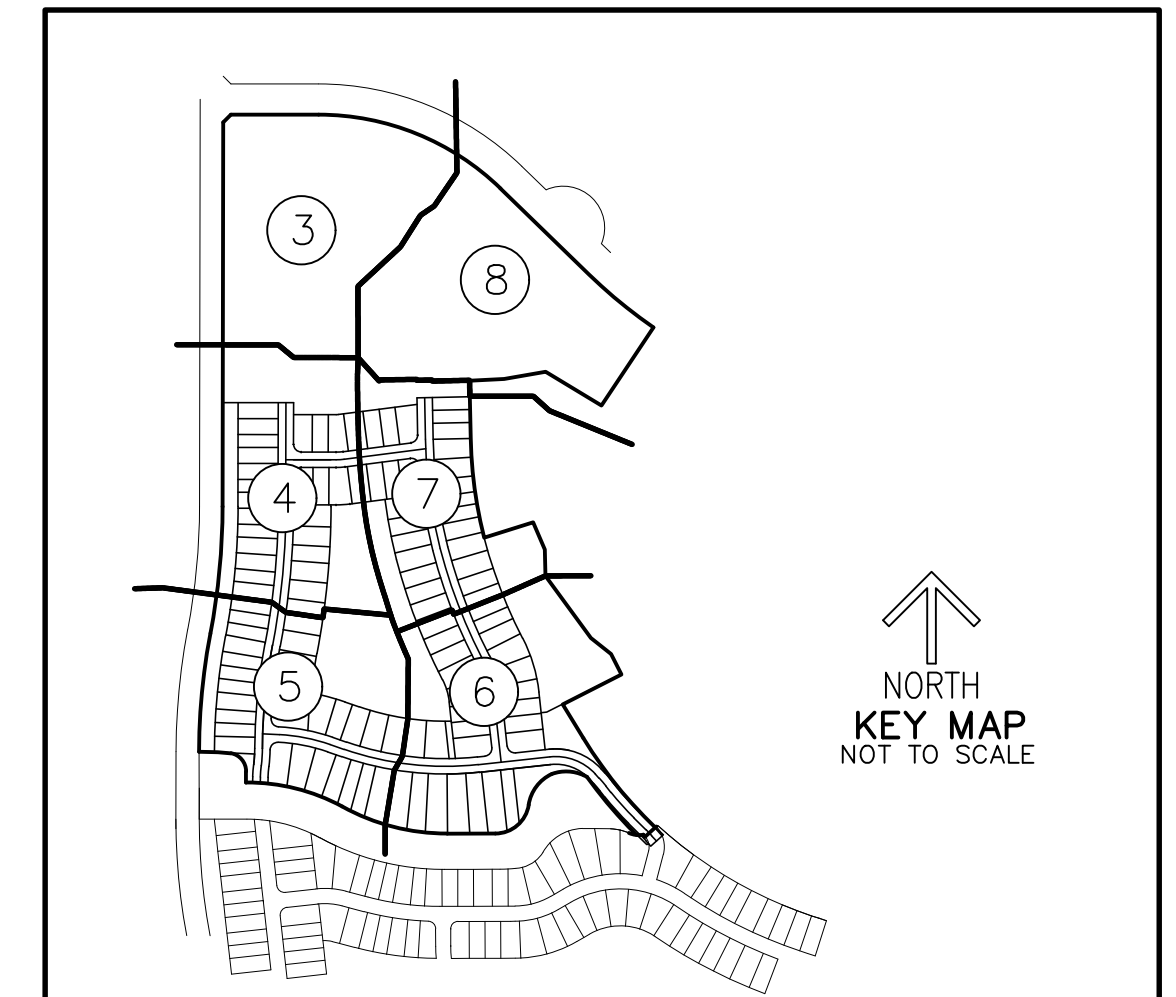
BEING A REPLAT OF PARCEL A, PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25 AND A PORTION OF THE E/W 2 R/W (A 100 FOOT RIGHT-OF-WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 3935, PAGE 2995 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 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 8**



**TITLE CERTIFICATION:**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE UNDERSIGNED, STEVEN R. PARSON, DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020:

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- (B) THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C) PURSUANT TO FLORIDA STATUTES SECTION 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.
- (D) ALL ASSESSMENTS CURRENTLY DUE AND PAYABLE AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

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

**SURVEYOR'S NOTES:**

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.00°05'34"E. ALONG THE WEST LINE OF PARCEL A, PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (NR) DENOTES NON-RADIAL.
- 3) 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.
- 4) AS PER FLORIDA STATUTES 177, THE UNDERLYING/PREVIOUSLY RECORDED ITEMS IN PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING WITHIN THIS REPLAT, SUCH AS EASEMENTS, TRACTS, PARCELS AND RIGHTS-OF-WAYS WILL BE VACATED BY VIRTUE OF THIS RE-PLAT.
- 5) "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 ST. LUCIE COUNTY.

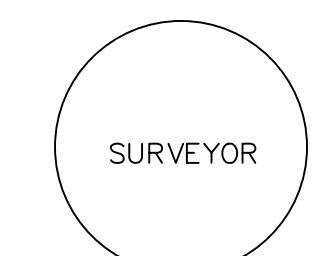
**SURVEYOR'S CERTIFICATE:**

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 SURVEYING 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 \_\_\_\_\_ 2020.

\_\_\_\_\_  
 DAVID P. LINDLEY  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 5005

PREPARED IN THE OFFICE OF:  
 CAULFIELD & WHEELER, INC.  
 7900 GLADES ROAD SUITE 100  
 BOCA RATON, FLORIDA 33434  
 CERTIFICATION NO. LB 3591



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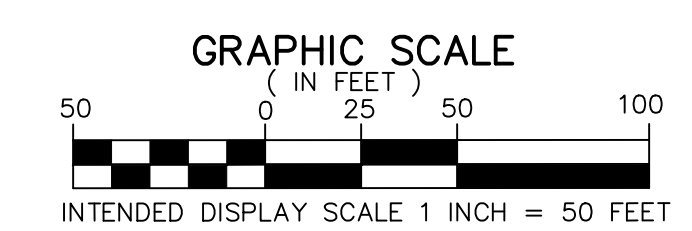
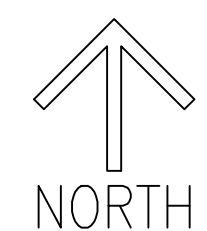
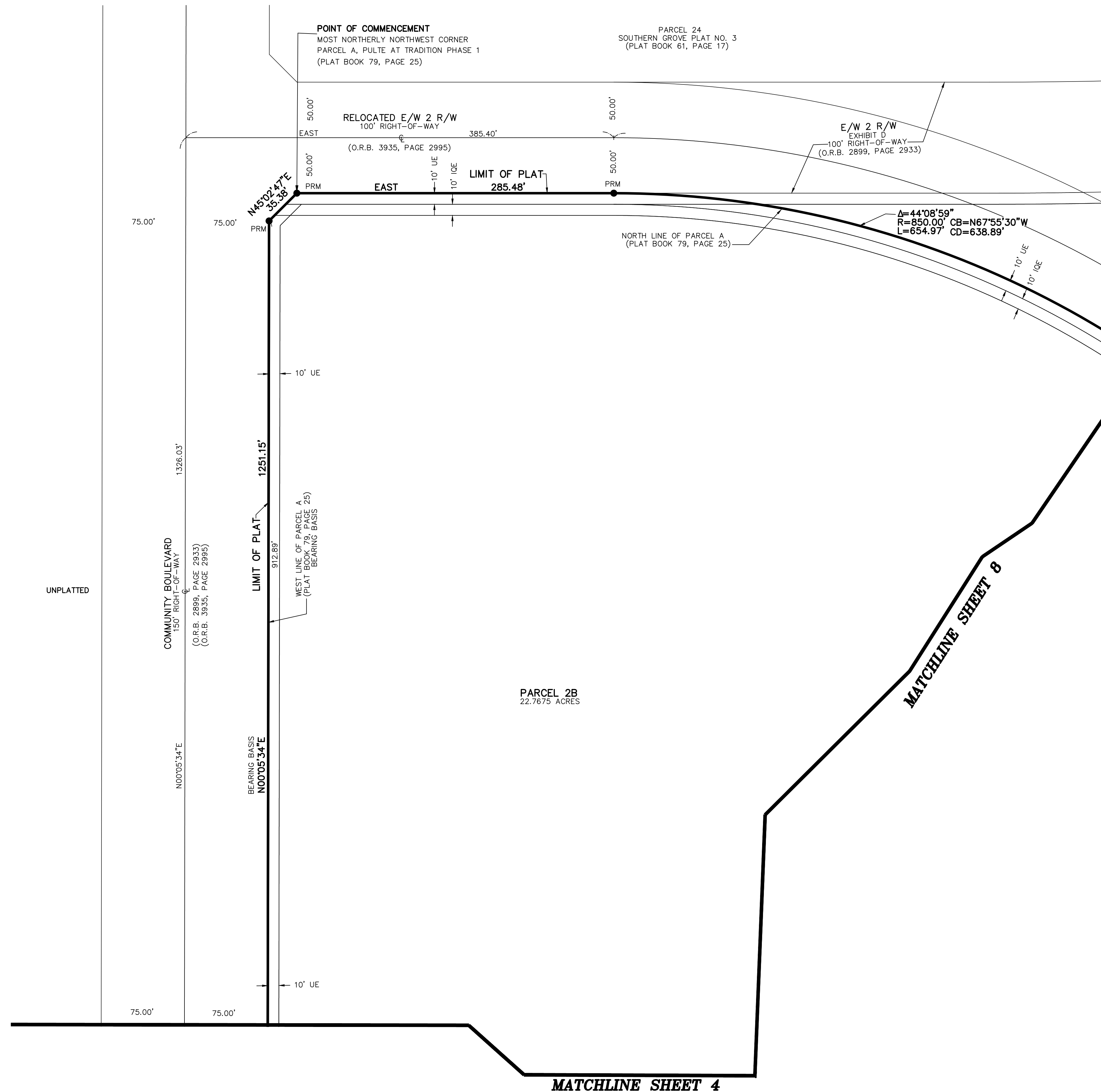
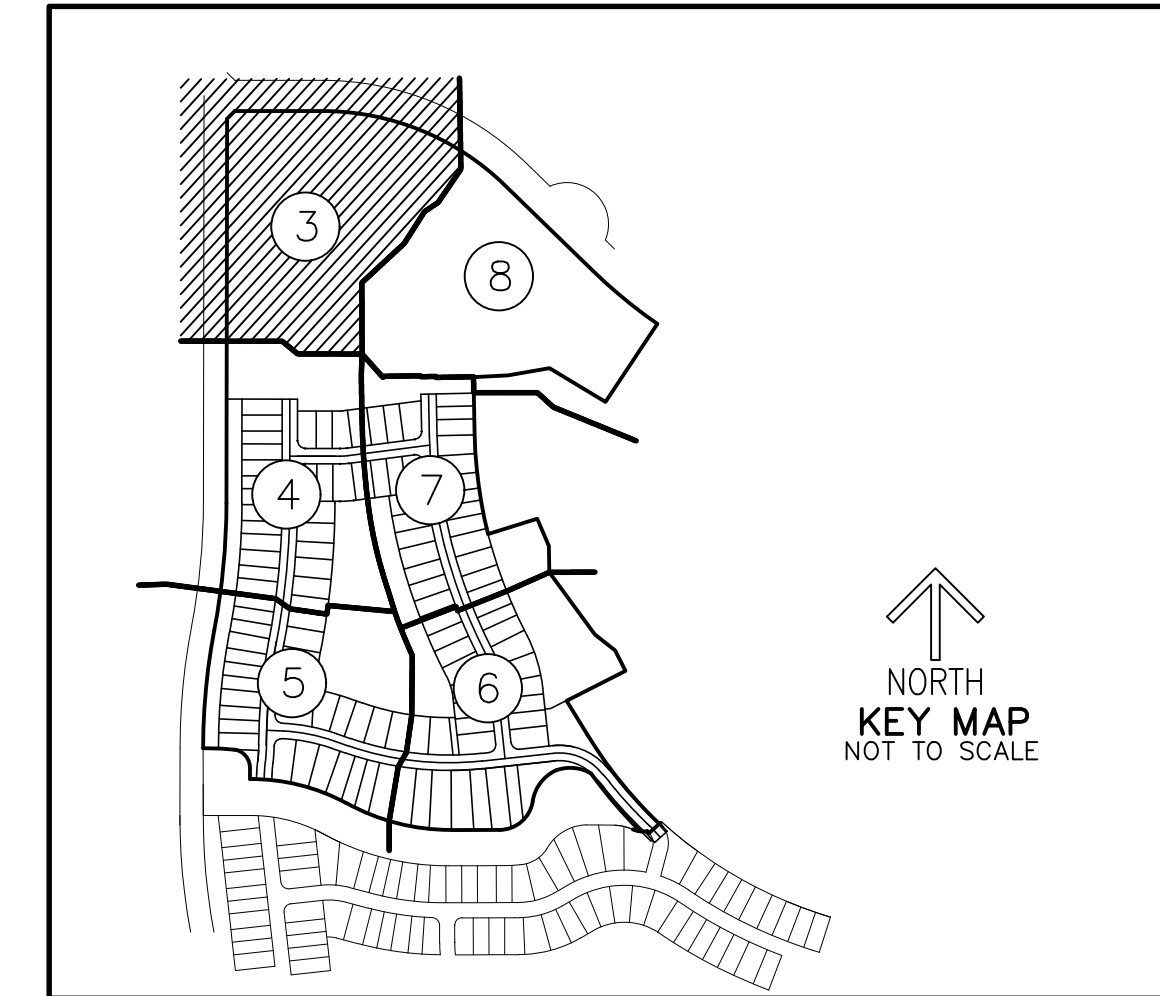
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PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 3 OF 8**



- LEGEND/ABBREVIATIONS**
- ⊕ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - CB - CHORD BEARING
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS EGRESS EASEMENT
  - IQE - IRRIGATION EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LME - LAKE MAINTENANCE EASEMENT
  - LSE - LIFT STATION EASEMENT
  - O.R.B. - OFFICIAL RECORD BOOK
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  - R - RADIUS
  - (NR) - NON-RADIAL LINE
  - (R) - DIRECTION OF RADIAL LINE
  - UE - PUBLIC UTILITY EASEMENT
  - WLE - WILDLIFE EASEMENT
  - WME/IQE - WATER MANAGEMENT EASEMENT AND IRRIGATION EASEMENT
  - WMAE/IQE - WATER MANAGEMENT ACCESS AND IRRIGATION EASEMENT
  - PRM - PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
  - ⊙ - DENOTES PERMANENT CONTROL POINT
  - - DENOTES 4" x 4" CONCRETE MONUMENT

CITY OF PORT ST. LUCIE  
 PROJECT NO. P19-121  
 PSLUSD #5308B



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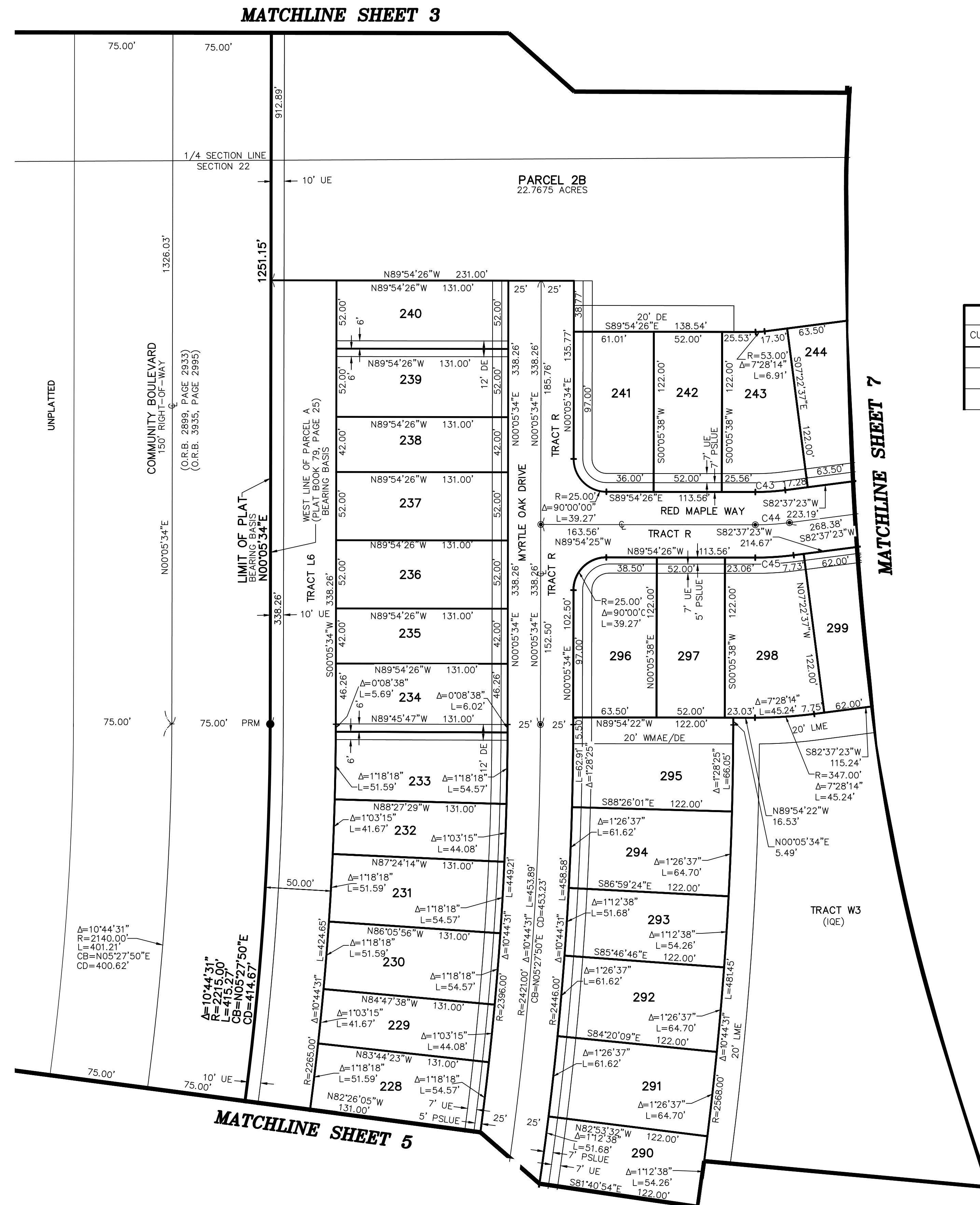
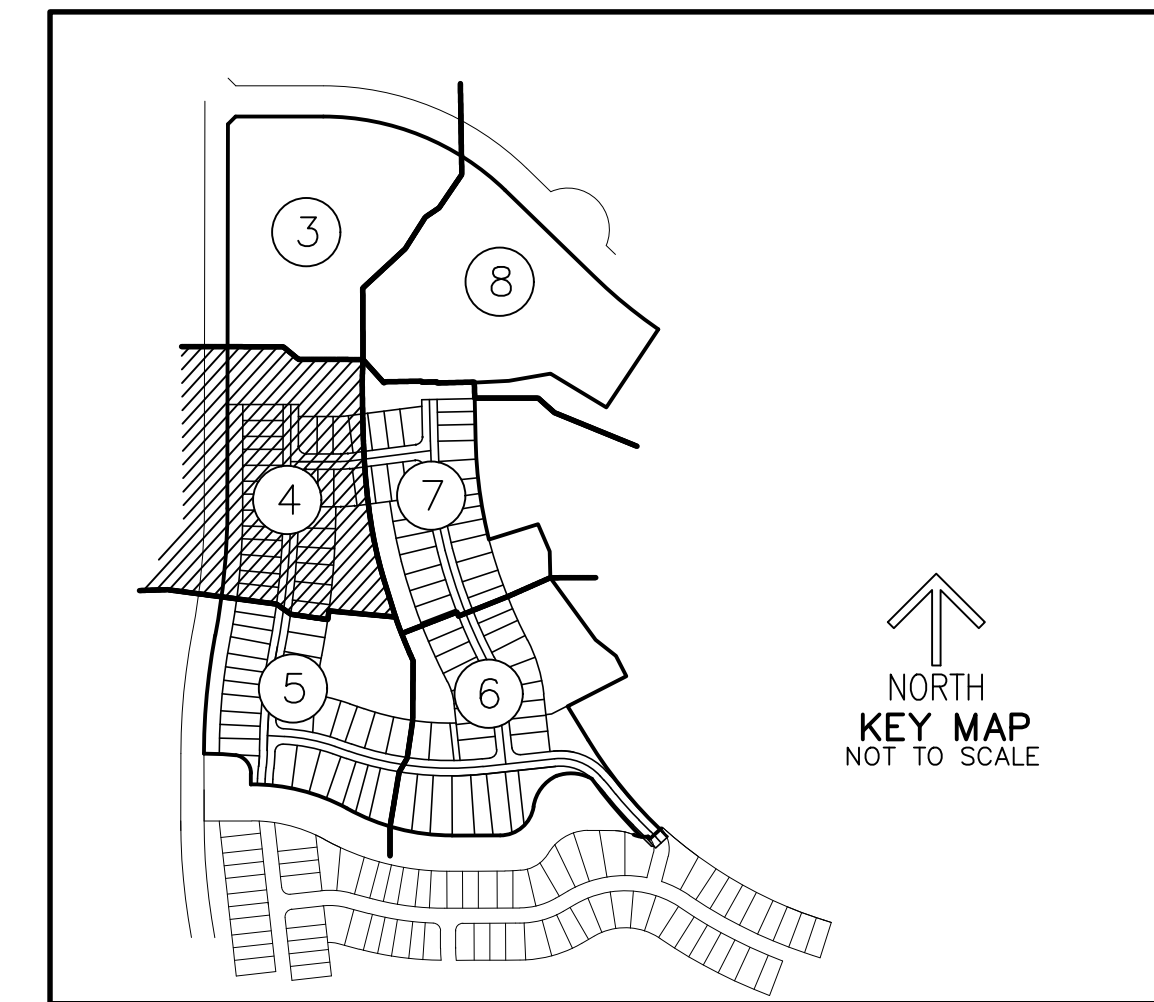
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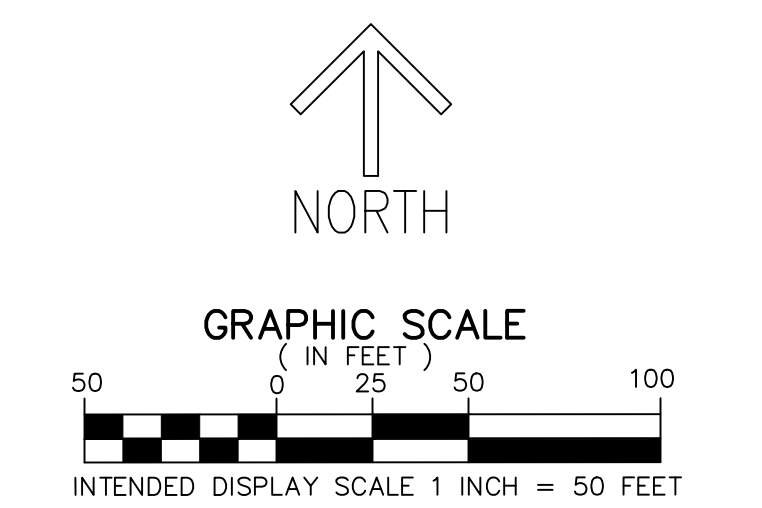
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 4 OF 8**



CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C45	007°28'11"	29.33	225.00		
C44	007°28'11"	26.07	200.00	N86°21'29"E	26.06
C43	007°28'11"	22.81	175.00		



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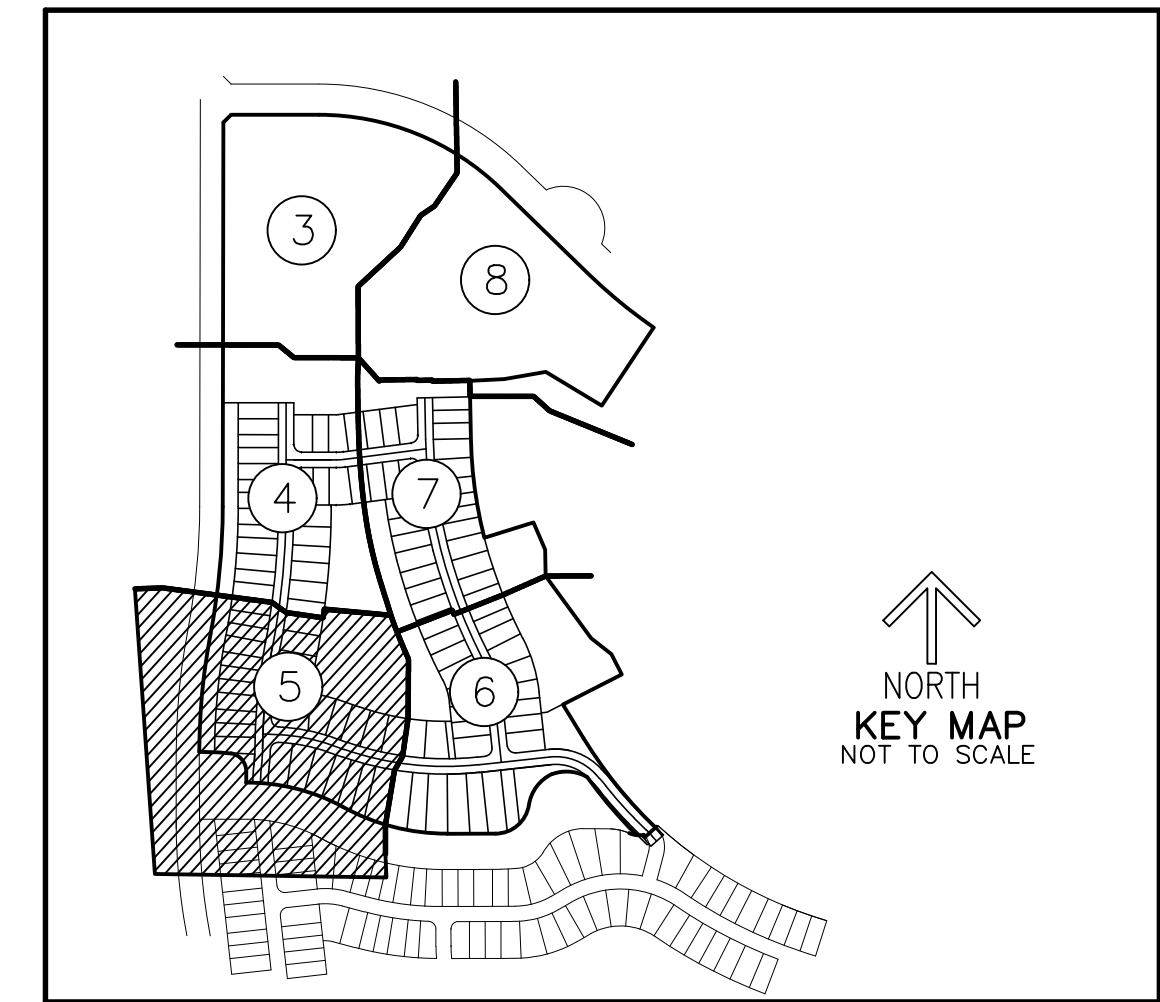
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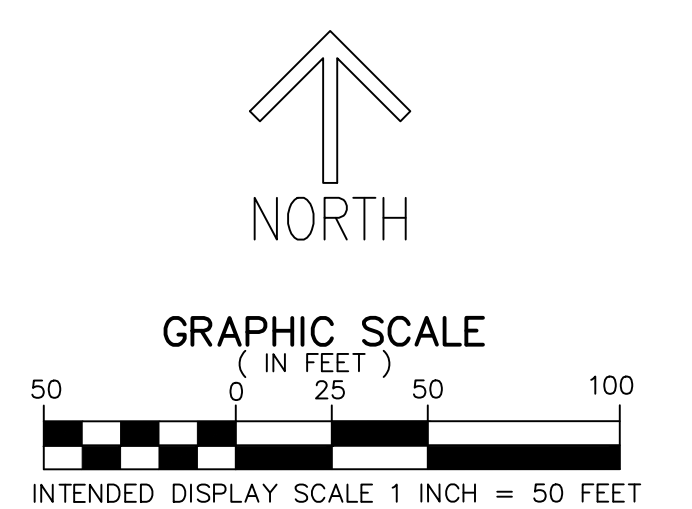
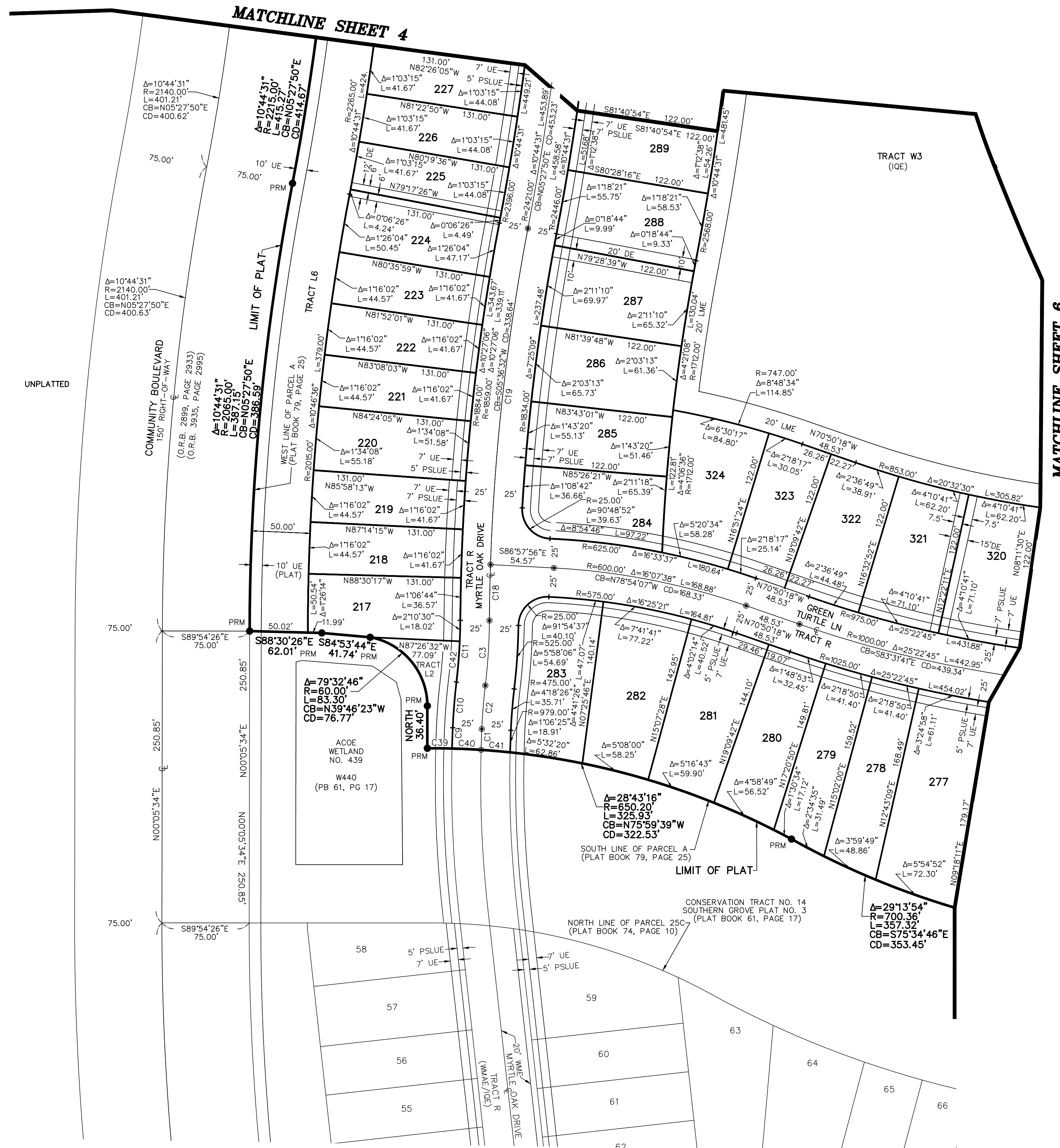
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**SHEET 5 OF 8**



NORTH  
 KEY MAP  
 NOT TO SCALE

CURVE TABLE					
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C45	007°28'11"	29.33	225.00		
C44	007°28'11"	26.07	200.00	N86°21'29"E	26.06
C43	007°28'11"	22.81	175.00		
C42	004°14'21"	35.15	475.00	N04°40'39"E	35.14
C41	002°12'25"	25.05	650.20	N85°10'40"W	25.04
C40	002°12'13"	25.01	650.20	N87°22'59"W	25.00
C39	001°52'12"	21.22	650.20	N89°25'11"W	21.22
C19	008°58'12"	291.04	1859.00	S06°20'59"W	290.74
C18	001°28'54"	48.07	1859.00	S01°07'26"W	48.07
C11	006°24'51"	53.17	475.00	N03°35'25"E	53.15
C10	004°18'26"	39.47	525.00	S04°38'37"W	39.46
C9	000°59'36"	17.84	1029.00	S01°59'36"W	17.84
C3	006°24'51"	55.97	500.00	N03°35'25"E	55.94
C2	004°18'26"	37.59	500.00	S04°38'37"W	37.58
C1	001°01'16"	17.89	1004.00	S01°58'46"W	17.89



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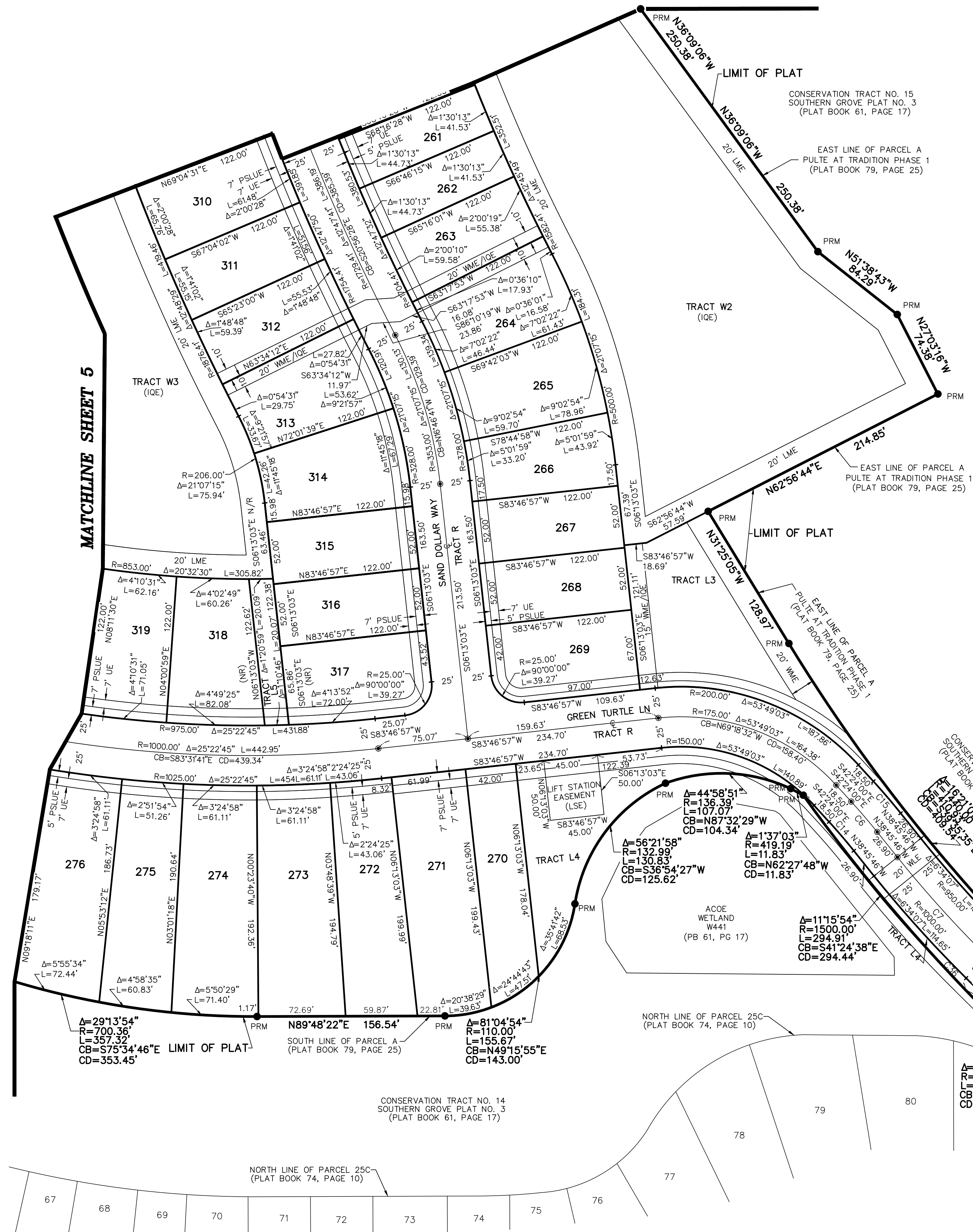
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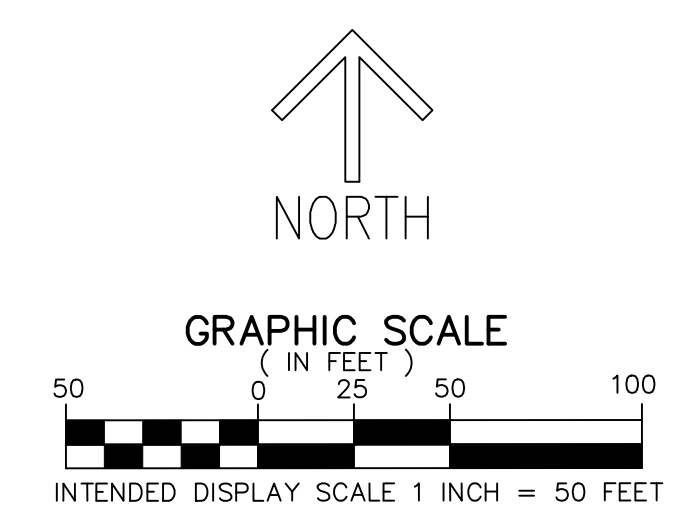
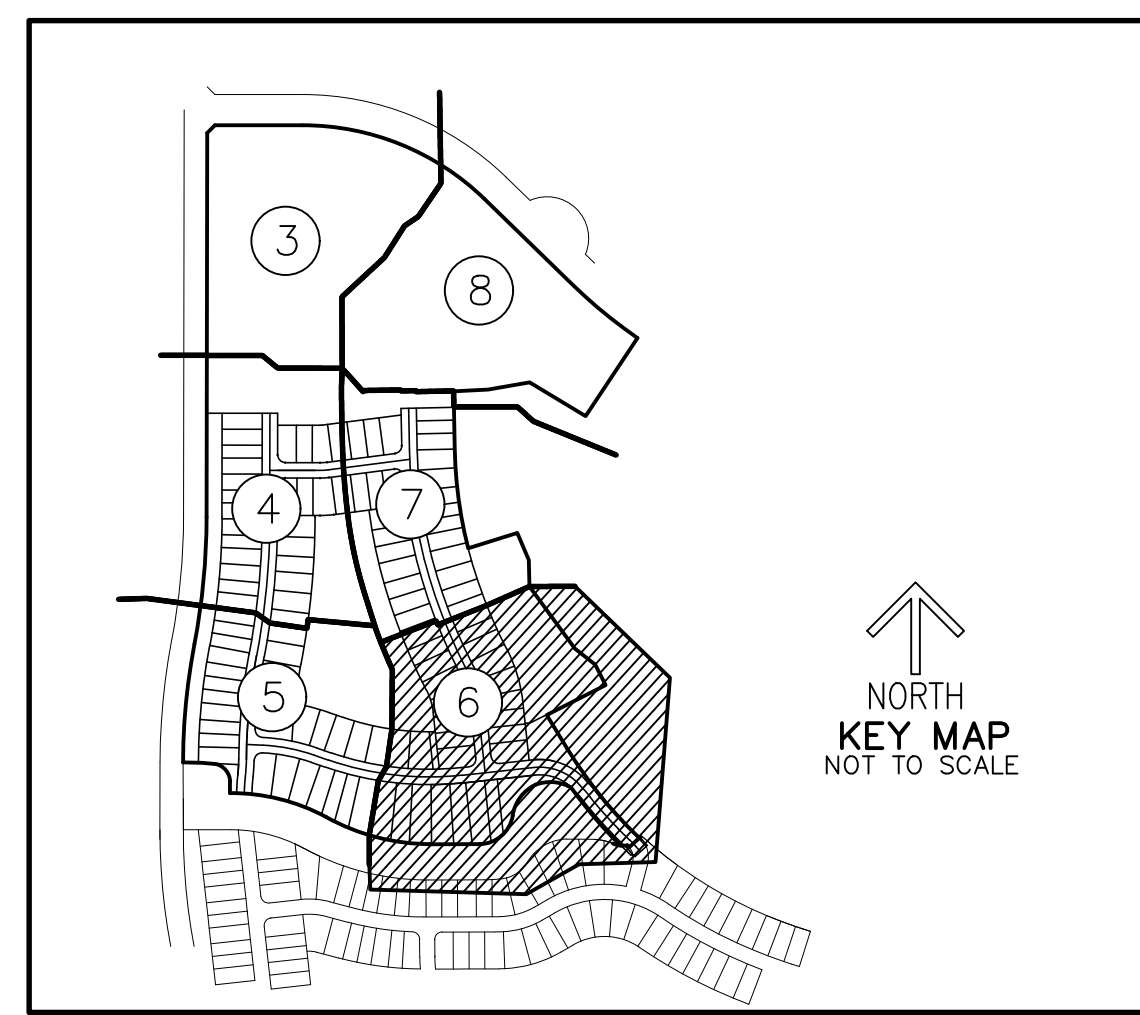
PAGE \_\_\_\_\_

**SHEET 6 OF 8**

**MATCHLINE SHEET 7**



CURVE TABLE					
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C36	008°03'07"	210.80	1500.00	S39°48'15"E	210.63
C15	003°38'14"	34.92	550.00	N40°34'53"W	34.91
C14	003°38'14"	31.74	500.00	N40°34'53"W	31.74
C13	002°55'53"	28.14	550.00	N43°51'57"W	28.14
C12	002°55'53"	25.58	500.00	N43°51'57"W	25.58
C8	002°55'53"	26.86	525.00	N43°51'57"W	26.86
C7	006°34'07"	111.78	975.00	S42°02'50"E	111.72
C6	003°38'14"	33.33	525.00	N40°34'53"W	33.32



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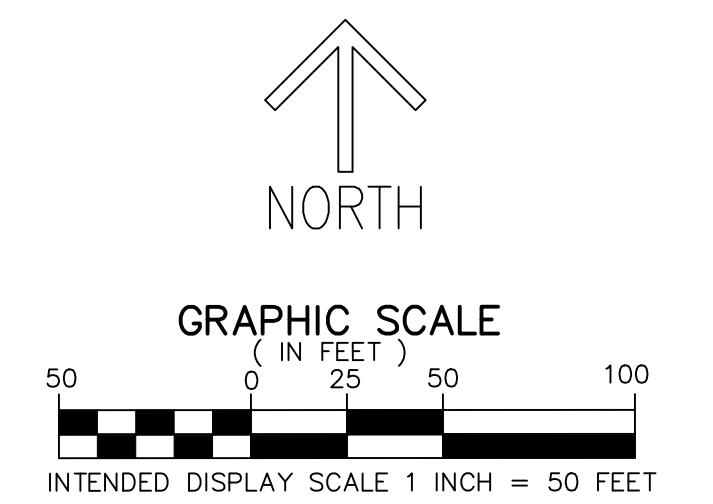
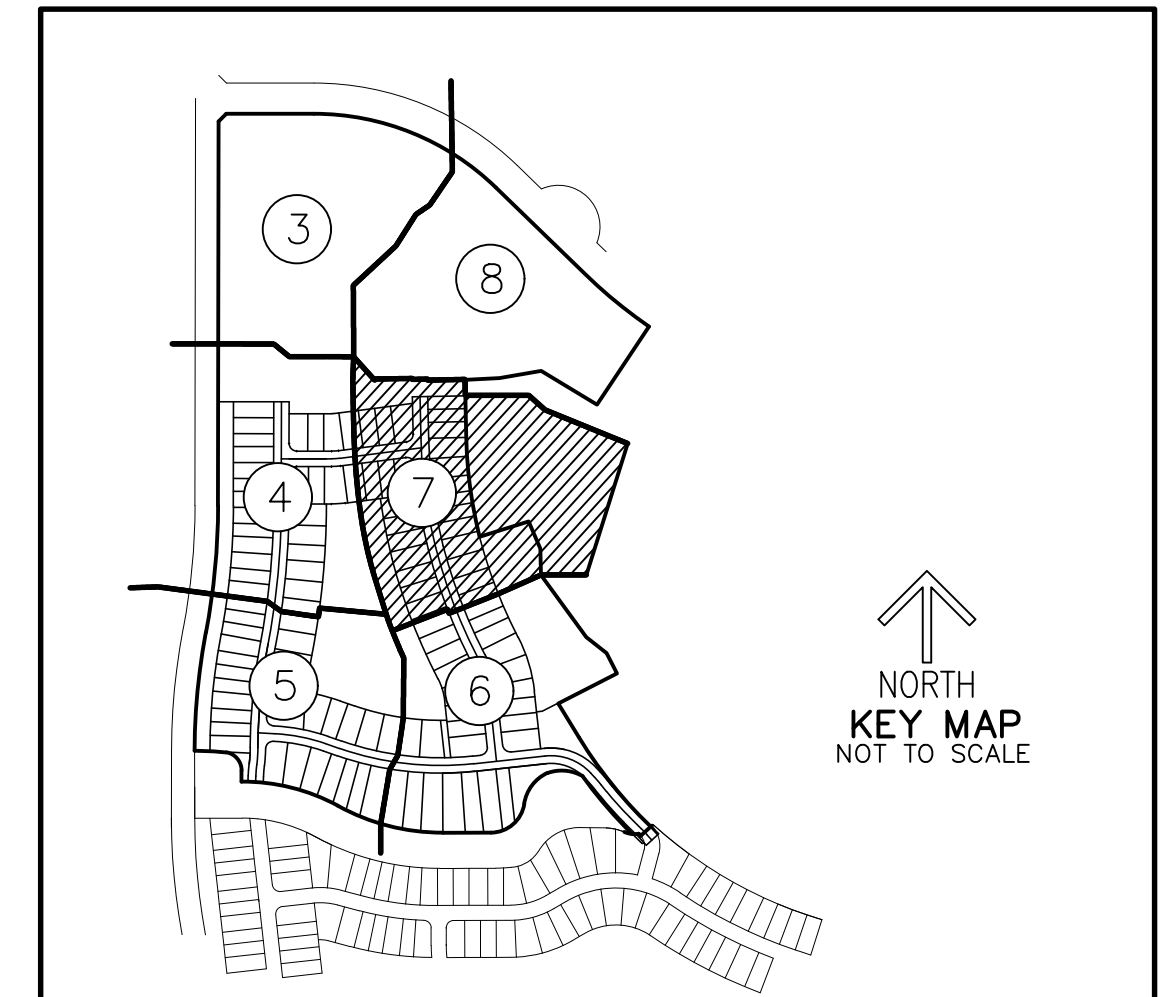
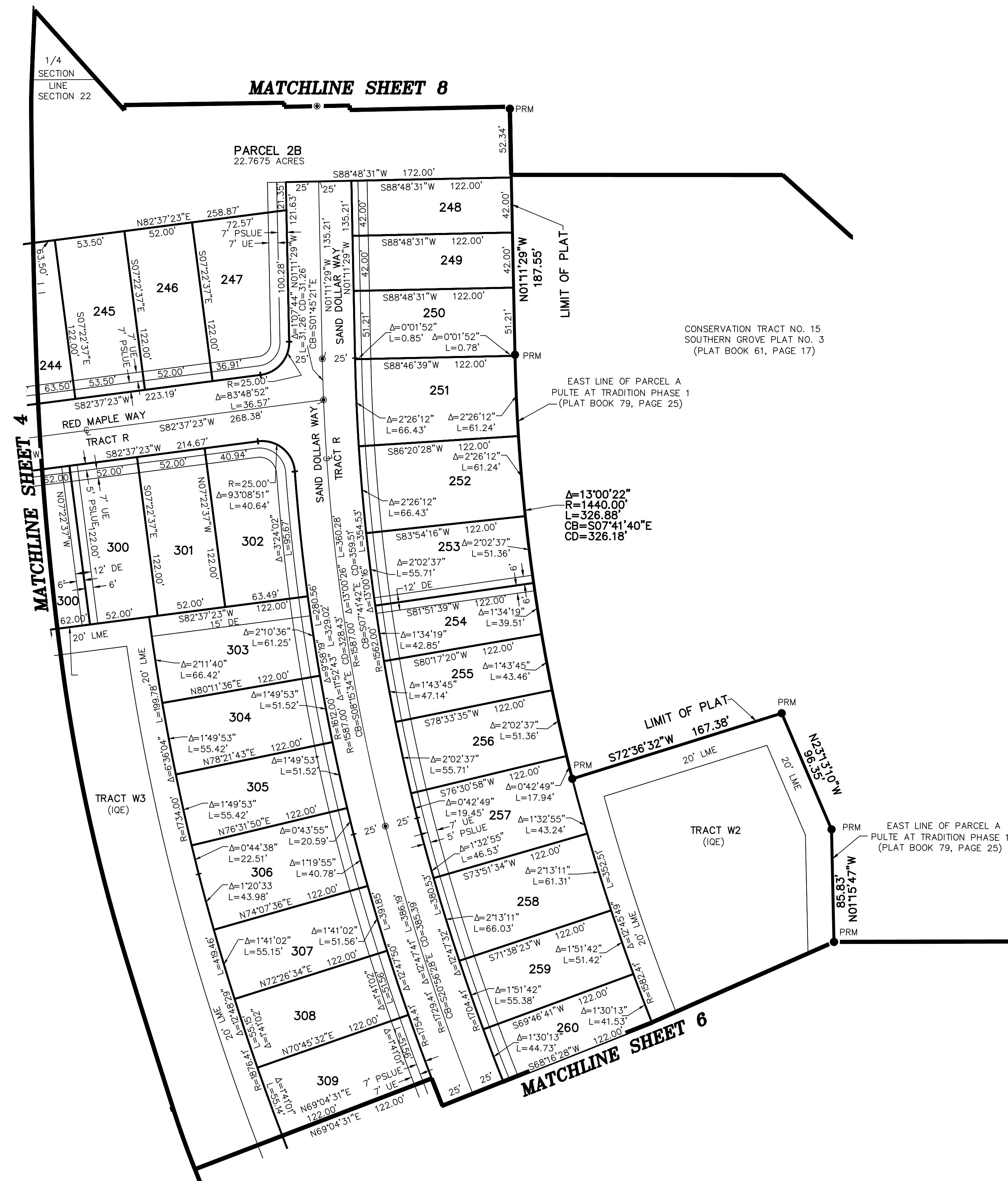
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PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 7 OF 8**



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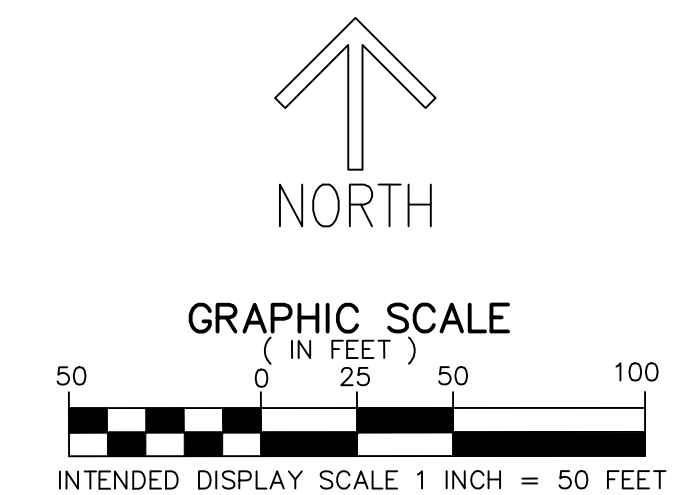
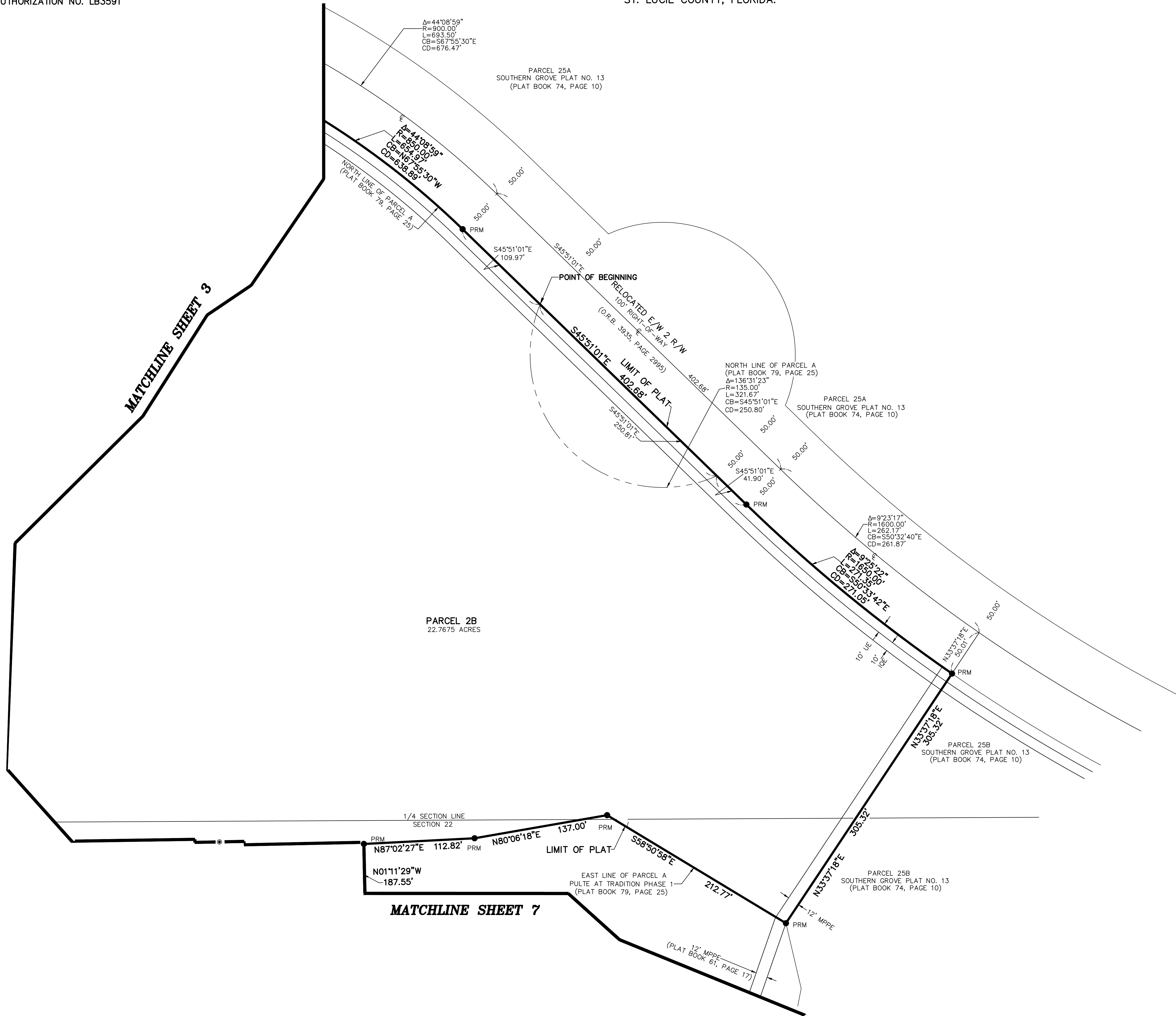
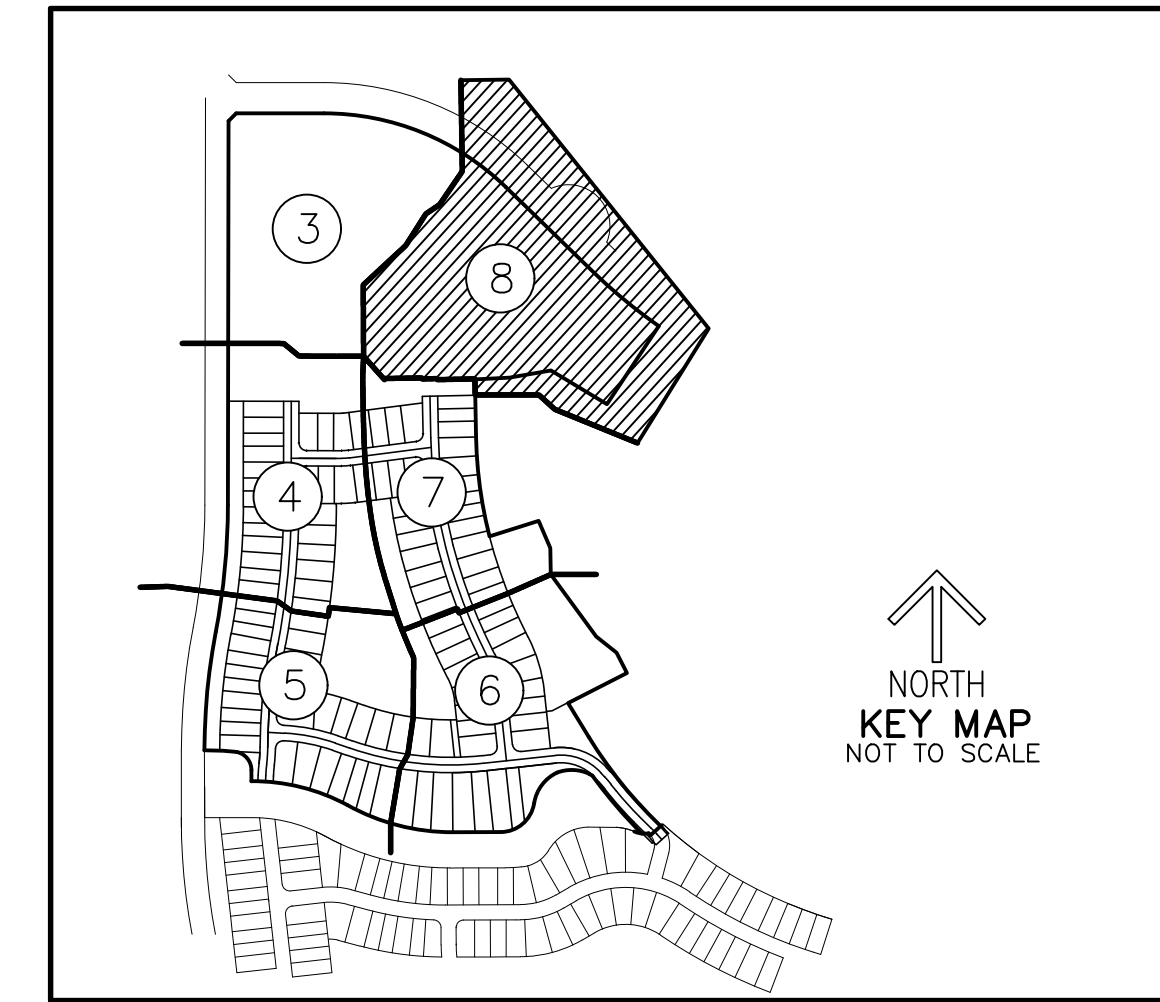
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PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

**SHEET 8 OF 8**



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  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS EGRESS EASEMENT
  - IOE - IRRIGATION EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LME - LAKE MAINTENANCE EASEMENT
  - LSE - LIFT STATION EASEMENT
  - O.R.B. - OFFICIAL RECORD BOOK
  - PSLUE - PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (NR) - NON-RADIAL LINE
  - (R) - DIRECTION OF RADIAL LINE
  - UE - PUBLIC UTILITY EASEMENT
  - WLE - WILDLIFE EASEMENT
  - WME/IOE - WATER MANAGEMENT EASEMENT AND IRRIGATION EASEMENT
  - WMAE/IOE - WATER MANAGEMENT ACCESS AND IRRIGATION EASEMENT
  - - PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB3591"
  - ⊙ - DENOTES PERMANENT CONTROL POINT
  - - DENOTES 4" x 4" CONCRETE MONUMENT

CITY OF PORT ST. LUCIE  
 PROJECT NO. P19-121  
 PSLUSD #5308B