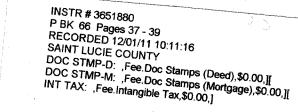
# TRADITION PLAT NO. 68

BEING A PARCEL OF LAND, LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



### **DESCRIPTION:**

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 24 PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGES 15-17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 55'38'36" EAST, A RADIAL DISTANCE OF 1,465.00 FEET AND HAVING A CHORD BEARING OF NORTH 25"10"19" WEST, 467.68 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18'22'09", A DISTANCE OF 469.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL

THENCE CONTINUE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14'24'12", A DISTANCE OF 368.28 FEET, SAID CURVE ALSO HAVING A CHORD BEARING OF NORTH 08'47'08" WEST, AND CHORD DISTANCE OF 367.31 FEET; THENCE NORTH 88'24'58" EAST, A DISTANCE OF 16.19 FEET; THENCE SOUTH 51°27'29" EAST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 71°42'41" EAST, A DISTANCE OF 90.85 FEET; THENCE SOUTH 14"10'47" EAST, A DISTANCE OF 112.39 FEET; THENCE SOUTH 30"08'54" WEST, A DISTANCE OF 78.00 FEET; THENCE SOUTH 21°07'28" WEST, A DISTANCE OF 100.75 FEET; THENCE SOUTH 74°00'46" WEST. A DISTANCE OF 60.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.984 ACRES, MORE OR LESS.

\* CONTINUED ON SHEET Z

### CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE

THE CITY OF PORT ST. LUCIE AND

lacktrianglePSL ACQUISITIONS, LLC, AN IOWA LIMITED LIABILITY COMPANY, DOING BUSINESS IN THE STATE OF FLORIDA AS PSL ACQUISITIONS I, LLC, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS TRADITION PLAT NO. 68, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

IN WITNESS WHEREOF, THE ABOVE NAMED PSL ACQUISITIONS, LLC, AN IOWA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President THIS \_\_\_\_\_\_\_ DAY

PSL ACQUISITIONS, LLC, AN IOWA LIMITED LIABILITY COMPANY

DOING BUSINESS IN THE STATE OF FLORIDA AS PSL ACQUISITIONS I LLC

PRESIDENT PRINTED NAME

THE PRESENCE OF:

SIGNED, SEALED AND DELIVERED IN

### ACKNOWLEDGMENT

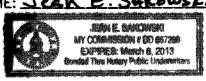
STATE OF FLORIDA COUNTY OF ST. LUCIE

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 BEFORE ME BY Devid C. Feltons OF PSL ACQUISITIONS, LLC, AN IOWA LIMITED LIABILITY COMPANY, DOING BUSINESS IN THE STATE OF FLORIDA AS PSL ACQUISITIONS I, LLC, AND ACKNOWLEDGED TO AND BEFORE ME THAT LE EXECUTED SAID INSTRUMENT AS President OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_\_ DAY OF September , 2011.

DDS67169 COMMISSION NO. & EXPIRATION DATE March 9, 2013

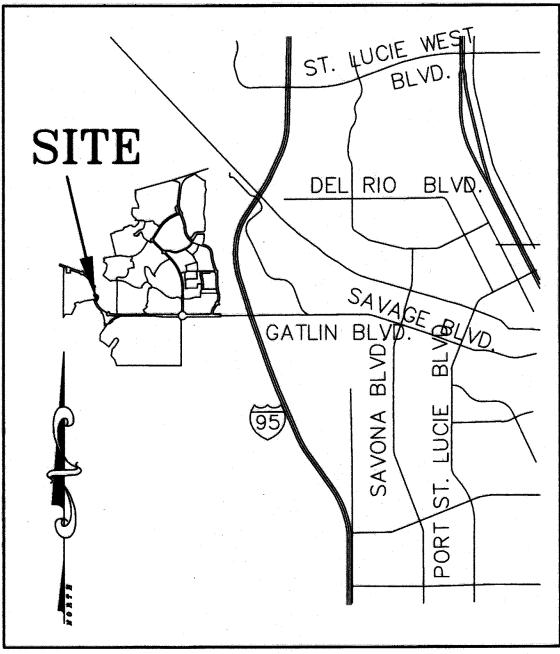
PRINT NAME: Jean E. SAKOWSKI





PRINTED NAME

\* CONTINUED ON SHEET 2



LOCATION MAP

NOT TO SCALE

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF ST. Lucie

WE, DEAN, MEAD, MINTON & ZWEMER, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED SEARCH REPORT DATED SEARCH REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT AS OF August 3 , 2011, AT 8:00 (A.M.):

1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF TRADITION PLAT NO. 68 IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

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

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2010.

W. LEE DOBBINS

VICE PRESIDENT 1903 S 25th STREET, SUITE 200 FORT PIERCE, FL 34947

### CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA COUNTY OF ST. LUCIE

CLERK OF THE CIRCUIT COURT ST. LUCIE COUNTY, FLORIDA

### APPROVAL OF CITY

STATE OF FLORIDA CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION PLAT NO. 68, HAS BEEN OFFICIALLY APPROVED APPLICABLE TO THE LANDS BEING PLATTED HEREIN, FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS \_\_\_\_\_\_\_ DAY OF

CITY OF PORT ST. LUCIE JOANN M. FAIELLA, MAYOR



### SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRADITION PLAT NO. 24 PHASE 1 HAVING A BEARING

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 RÉCORDS 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 61G17-6, FLORIDA 

Menn MICHAEL T. KOLODZIEJCZYK PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 3864



PREPARED IN THE OFFICE OF: CULPEPPER & TERPENING, INC. 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 CERTIFICATION NO. LB 4286

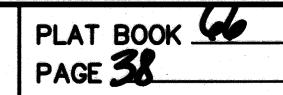
MICHAEL T. KOLODZIEJCZYK PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 3864

CITY OF PORT ST. LUCIE PROJECT NO. P11-093

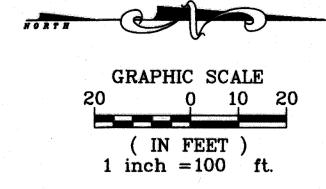
SHEET 1 OF X

# TRADITION PLAT NO. 68

**UNPLATTED** 



BEING A PARCEL OF LAND, LYING IN SECTIONS 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST BEING MORE PARTICULARLY

BEGIN AT THE NORTHWEST CORNER OF TRADITION PLAT NO. 24 PHASE 1, AS RECORDED IN PLAT BOOK 62, PAGES 15-17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 55'38'36" WEST, A DISTANCE OF 130.00 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,595.00 FEET, THE CHORD OF

WHICH BEARS NORTH 17'58'13" WEST, 899.94 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 912.32 FEET THROUGH A CENTRAL ANGLE OF 32'46'21"; THENCE NORTH 88'24'58" EAST, A DISTANCE OF 130.00 FEET TO

THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS SOUTH 17'58'13" EAST, 826.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF

### **LEGEND**

DENOTES CENTERLINE

DENOTES CHORD BEARING & DISTANCE DENOTES LICENSED BUSINESS DENOTES UTILITY EASEMENT DENOTES PROFESSIONAL LAND SURVEYOR DENOTES ACCESS EASEMENT DENOTES 5/8" IRON ROD & CAP DENOTES CENTRAL ANGLE DENOTES RADIUS DENOTES ARC LENGTH

DENOTES OFFICIAL RECORDS BOOK DENOTES PLUS OR MINUS DENOTES NUMBER

DENOTES P.K. NAIL AND DISK
DENOTES PERMANENT REFERENCE MONUMENT DENOTES POINT OF COMMENCEMENT DENOTES POINT OF BEGINNING DENOTES SET 5/8" IRON ROD & CAP PRM LB 4286

POB TRACT "R-1"

TRACT "A"

CORNER

TRADITION PLAT NO. 24

CONTAINING 2.612 ACRES, MORE OR LESS.

TOGETHER WITH:

DESCRIBED AS FOLLOWS;

CERTIFICATE OF OWNERSHIP & DEDICATION (CONTINUED)

1) TRACT "R-1" (TRADITION PARKWAY) SHOWN OR DESCRIBED ON THIS PLAT IS 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

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

837.96 FEET THROUGH A CENTRAL ANGLE OF 32'46'21" TO THE POINT OF BEGINNING.

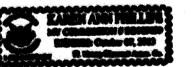
DESCRIPTION: (CONTINUED)

### **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF ST. LUCIE

COMMISSION NO. & EXPIRATION DATE

PRINT NAME: KARED A. Phillips



### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF ST. LUCIE SS

I, ROGER ORR, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF NOVEMBER 30, 2011, AT 5:25(PM.) 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF TRADITION PLAT NO. 68 (AS TO TRACT "R-1") IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS

DATED THIS 30Th DAY OF NOVEMBER , 2011.

ROGER OF ORR, ESQUIRE PORT ST LUCIE CITY ATTORNEY 121 SW PORT ST. LUCIE BOULEVARD PORT ST. LUCIE, FL 34984

> PREPARED IN THE OFFICE OF: CULPEPPER & TERPENING, INC. 2980 SOUTH 25th STREET FORT PIERCE, FLORIDA 34981 CERTIFICATION NO. LB 4286

MICHAEL T. KOLODZIEJCZYK PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE No. 3864

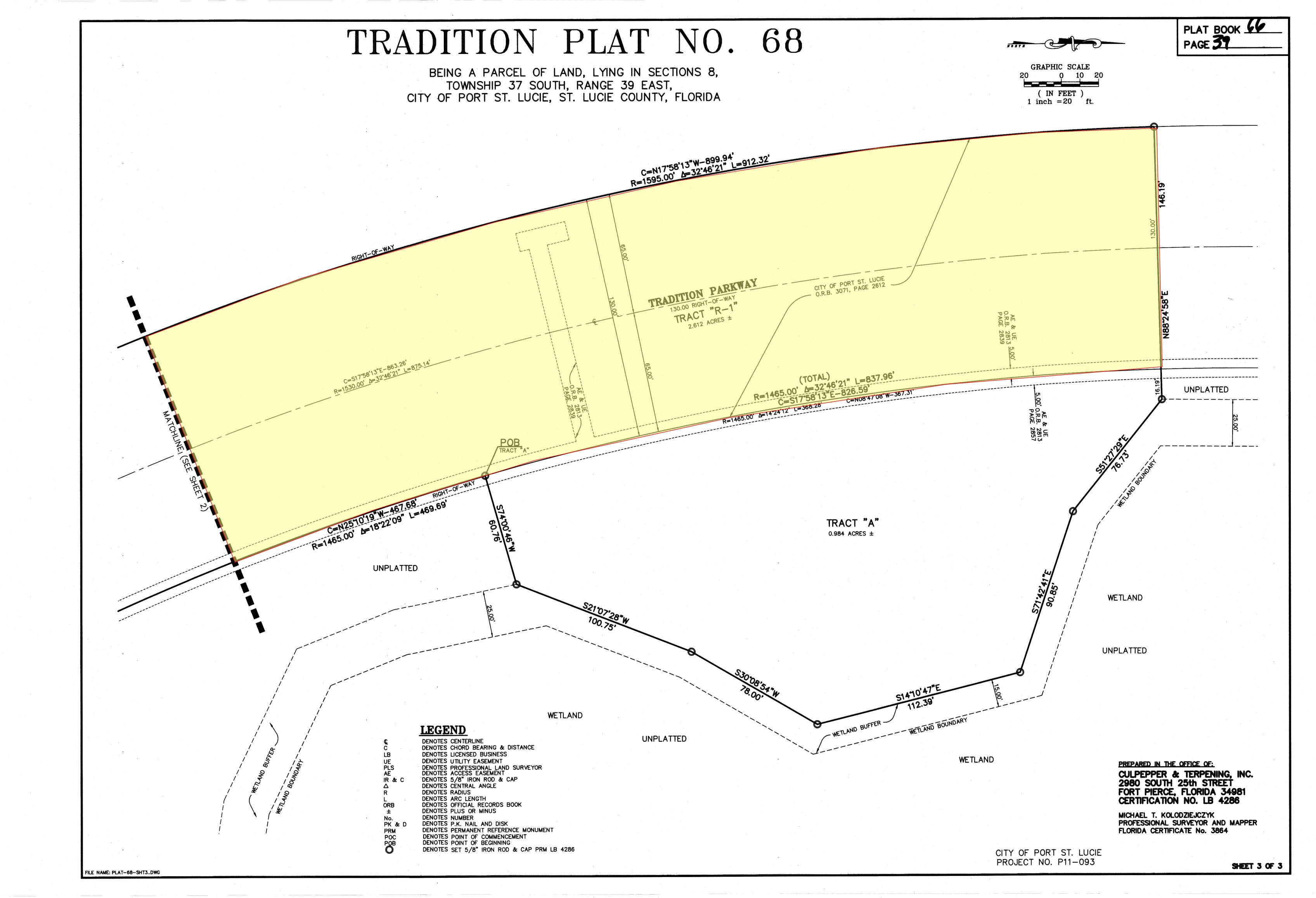
SHEET 2 OF 3

CITY OF PORT ST. LUCIE PROJECT NO. P11-093

NORTH LINE

TRADITION PLAT NO. 24

PHASE 1 PLAT BOOK 62, PAGES 15-17



#### LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AND MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "TRADITION REGIONAL PARK", BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF TRADITION PARKWAY, AN 130 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT "F"), AND TOGETHER WITH A PORTION OF TRADITION PARKWAY, AN 130 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2651 (EXHIBIT 'E"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 70, AS RECORDED IN PLAT BOOK 67, PAGE 31, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 70; THENCE SOUTH 79\*56'57" WEST, A DISTANCE OF 394.35 FEET TO A POINT ON THE NORTH LINE OF CONSERVATION TRACT 3 AS RECORDED IN OFFICAL RECORDS BOOK 1485, PAGE 708, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE ALONG A LINE COMMON WITH SAID CONSERVATION TRACT 3 THE FOLLOWING 9 COURSES AND DISTANCES: THENCE SOUTH 80°50'18" WEST. A DISTANCE OF 311.81 FEET; THENCE SOUTH 67"1'52" WEST, A DISTANCE OF 365.94 FEET; THENCE SOUTH 67"14'46" WEST, A DISTANCE OF 245.64 FEET; THENCE SOUTH 25°42'03" WEST, A DISTANCE OF 815.85 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 479.11 FEET; THENCE SOUTH 31°45'23" WEST, A DISTANCE OF 504.95 FEET; THENCE NORTH 51°59'55" WEST, A DISTANCE OF 687.03 FEET; THENCE NORTH 21°02'12" EAST, A DISTANCE OF 773.06 FEET; THENCE NORTH 10"15'03" WEST, A DISTANCE OF 62.08 FEET; THENCE NORTH 80"03'05" EAST, A DISTANCE OF 143.89 FEET; THENCE NORTH 43"30'21" EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 19°24'39" EAST, A DISTANCE OF 46.80 FEET; THENCE NORTH 15°07'28" EAST, A DISTANCE OF 83.44 FEET; THENCE NORTH 15°04'31" WEST, A DISTANCE OF 73.38 FEET; THENCE NORTH 22°40'31" WEST, A DISTANCE OF 73.69 FEET; THENCE SOUTH 89°18'11" EAST, A DISTANCE OF 237.30 FEET; THENCE NORTH 00°41'50" EAST, A DISTANCE OF 2541.20 FEET; THENCE SOUTH 70°06'36" EAST, A DISTANCE OF 474.23 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04° 21' 07", HAVING A RADIUS OF 7010.00 FEET, HAVING AN ARC DISTANCE OF 532.45 FEET, AND WHOSE LONG CHORD BEARS SOUTH 67° 56' 02" EAST FOR A DISTANCE OF 532.21 FEET; THENCE SOUTH 65°45'29" EAST, A DISTANCE OF 320.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49° 06' 29", HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 49.71 FEET, AND WHOSE LONG CHORD BEARS NORTH 89° 41' 17" EAST FOR A DISTANCE OF 48.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101° 24' 42", HAVING A RADIUS OF 130.00 FEET, HAVING AN ARC DISTANCE OF 230.10 FEET, AND WHOSE LONG CHORD BEARS SOUTH 64" 09" 37" EAST FOR A DISTANCE OF 201.22 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46" 37" 36". HAVING A RADIUS OF 58.00 FEET, HAVING AN ARC DISTANCE OF 47.20 FEET, AND WHOSE LONG CHORD BEARS SOUTH 36° 46' 04" EAST FOR A DISTANCE OF 45.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40° 25' 34", HAVING A RADIUS OF 1595.00 FEET, HAVING AN ARC DISTANCE OF 1125.38 FEET. AND WHOSE LONG CHORD BEARS SOUTH 39° 52' 05" EAST FOR A DISTANCE OF 1102.18 FEET: THENCE SOUTH 74'48'43" WEST. A DISTANCE OF 130.45 FEET TO A NON TANGENT CURVE CONCAVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 02' 27", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 46.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 06° 28' 26" WEST FOR A DISTANCE OF 44.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 95" 17" 35", HAVING A RADIUS OF 130.00 FEET, HAVING AN ARC DISTANCE OF 216.21 FEET, AND WHOSE LONG CHORD BEARS SOUTH 14" 39' 08" EAST FOR A DISTANCE OF 192.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53° 02' 27", HAVING A RADIUS OF 50.00 FEET, HAVING AN ARC DISTANCE OF 46.29 FEET, AND WHOSE LONG CHORD BEARS SOUTH 35° 46' 42" EAST FOR A DISTANCE OF 44.65 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09° 15' 29", HAVING A RADIUS OF 1465.00 FEET, HAVING AN ARC DISTANCE OF 236.72 FEET, AND WHOSE LONG CHORD BEARS SOUTH 04° 37' 45" EAST FOR A DISTANCE OF 236.46 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13° 14' 26", HAVING A RADIUS OF 1595.00 FEET, HAVING AN ARC DISTANCE OF 368.59 FEET, AND WHOSE LONG CHORD BEARS SOUTH 06" 37' 13" EAST FOR A DISTANCE OF 367.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 143.324 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:

THE CITY OF PORT ST. LUCIE, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "TRADITION REGIONAL PARK", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- 1. TRACT A, 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 PARK AND RECREATION USES.
- 2. TRACT RW (TRADITION PARKWAY), 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 PURPOSES.
- 3. TRACT REPUMP STATION, SAID TRACT AS SHOWN HEREON IS A UTILITY TRACT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE SAID TRACT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARY 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. THE CITY OF PORT ST. LUCIE SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID TRACT RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
- 4. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS 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 FACILITIES OF A PUBLIC 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. UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, 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.
- 5. THE PRIVATE UTILITY EASEMENTS (PUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. 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. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN. ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.
- 6. CONSERVATION TRACTS 76, 77, 80 AND PARCEL 2 WETLAND 81, SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS.

#### CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TO STATE OF ST Lanvar

PRINTED NAME

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

SIGNATURE PRINTED NAME ). Preese

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 20 DAY OF AND DAY OF

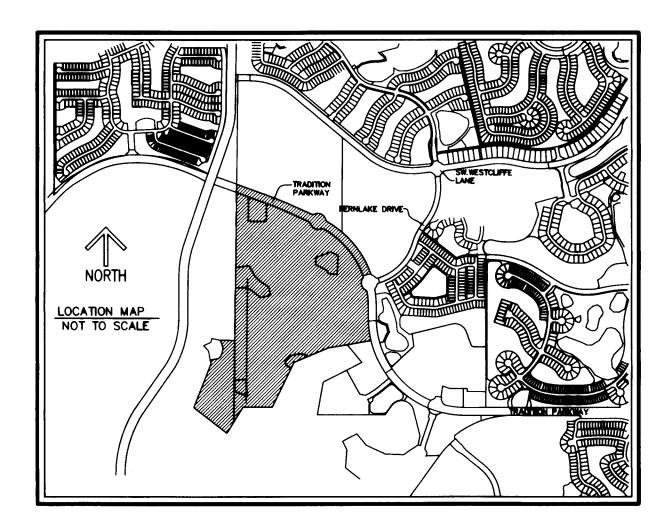
WITNESS: 4 SERAKOI PRINT NAME CALC

FEANK GVELCE

MATTAMY PALM BEACH LLC. A DELAWARE LIMITED LIABILITY COMPANY ANTHONY PALUMBO VICE PRESIDENT

### TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



#### ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 🔀 PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS 26 DAY OF 260 , OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY, WHO IS Z PERSONALLY KNOWN TO ME OR HAS PRODUCED \_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF 1

66185869 2-14-22 COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA SHANNA DONLEAVY Notary Public – State of Florida Commission # GG 185869 Commission # GG 103627 My Comm. Expires Feb 14, 2021

PRINT NAME: Shane Contem

ACKNOWLEDGEMENT: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF V PHYSICAL PRESENCE OR \_\_\_\_\_\_\_\_, 2022, BY ANTHONY PALUMBO, VICE \_\_\_\_\_, 2022, BY ANTHONY PALUMBO. VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILTY COMPANY, WHO IS V PERSONALLY KNOWN TO ME OR HAS PRODUCED \_ AS IDENTIFICATION.

173500 3/12/22 COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA,

PRINT NAME: ANGELY SHEPHERD

ANGELA DAWN SHEPHERD Notary Public - State of Floric Commission # GG 173500 My Comm. Expires Mar 12, 2022 Bonded through National Notary Ass

Bonded through National Notary As

THIS INSTRUMENT PREPARED BY **RONNIE L. FURNISS** 

#### CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100

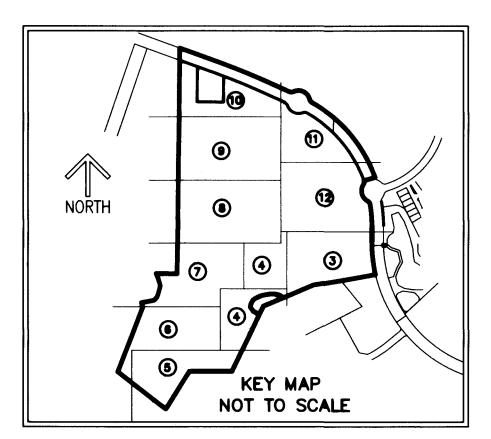
BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

PLAT BOOK 100 PAGE 20

SHEET 1 OF 12

P BK 100 Pages 20 - 31 RECORDED 01/28/2022 01:03:25 PMf1 SAINT LUCIE COUNTY

DEPUTY CLERK LEVERITYA



CLERK'S RECORDING CERTIFICATE: STATE OF FLORIDA

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 ELORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 100 , PAGE(S) 20-3 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 250 , DAY OF JANUARY , 2021

ST. LUCIE COUNTY, FLORIDA

#### SURVEY NOTES:

COUNTY OF ST. LUCIE

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 NORTH LINE OF TRADITION PLAT NO. 70, AS RECORD IN PLAT BOOK 67, PAGE 31, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE BEARS S 79°56'57" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

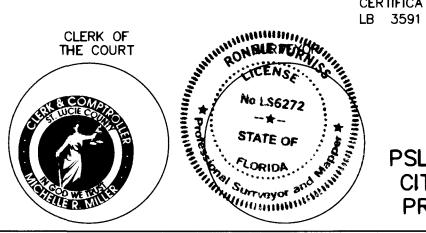
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF
- 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.
- 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 FIAUNA \_\_\_, 2021.

> 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.



PROJECT NO. P21-250

PSLUSD PROJECT NO. 5410 CITY OF PORT ST. LUCIE

## TRADITION REGIONAL PARK

PLAT BOOK 100 PAGE 🚣

SHEET 2 OF 12

BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

ACCEPTANCE OF DEDICATION: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF APRIL 8. 2008, WHEREIN DISTRICT NO. 1 HAS BEEN DELEGATED RESPONSIBILITY TO ACT ON BEHALF OF ALL OF THE DISTRICTS IN MATTERS RELATING TO CERTAIN INFRASTRUCTURE IMPROVEMENTS, HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO DISTRICT NO.1. PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEMS IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIÉS, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS 20 DAY OF UNWINDY, 2022.

CHAIRMAN: FEANK COVELLE

ASST. SECRETARY: ANISSA CLUZ

ACKNOWLEDGEMENT:

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ OF \_\_\_\_\_\_ 2022, BY \_\_\_\_\_, OF THE THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A ANISSA CRUZ COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), WHO IS 🔀 PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_ \_\_\_\_ AS IDENTIFICATION.

WITHESS MY HAND AND OFFICIAL SEAL THIS 21 T DAY OF JANUARY

Notary Public State of Florida
James R. FitzGerald
My Commission
HH 159788
Exp. 8/2/2025 COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: JAMES FITEGERALD

NORTH NOT TO SCALE TARIHAR DATA.

ACRES
125.794
8.410
2.357
0.923
2.16
3.68
143.324

TITLE CERTIFICATION: STATE OF FLORIDA) COUNTY OF PALM BEACH)

- 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 AND THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, 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 2021.
- 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.

\_\_ DAY OF January 2022

STEVEN R. PARSON, PARTNER FLORIDA BAR NO. 351903 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 REGIONAL PARK, 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 24 DAY OF JANUARY

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

ATTEST:

SALLY WALSH, CITY CLERK



NORTH NOT TO SCALE

# LEGEND/ABBREVIATIONS ¶ - CENTERLINE Δ - DELTA (CENTRAL ANGLE) AC - ACRES CB - CHORD BEARING CBE - CONSERVATION BUFFER EASEMENT CD - CHORD DISTANCE DE - DRAINAGE EASEMENT L - ARC LENGTH

- LB LICENSED BUSINESS
  LBE LANDSCAPE BUFFER EASEMENT
  LME LAKE MAINTENANCE EASEMENT
  LMAE LAKE MAINTENANCE ACCESS EASEMENT WME - WATER MANAGEMENT EASEMENT
- ORB OFFICIAL RECORD BOOK PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT PG - PAGE
- PUE PRIVATE UTILITY EASEMENT R - RADIUS
- (R) INDICATES RADIAL LINE

# TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

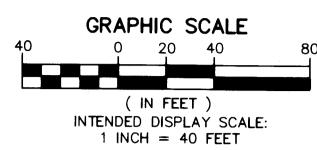
### CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100

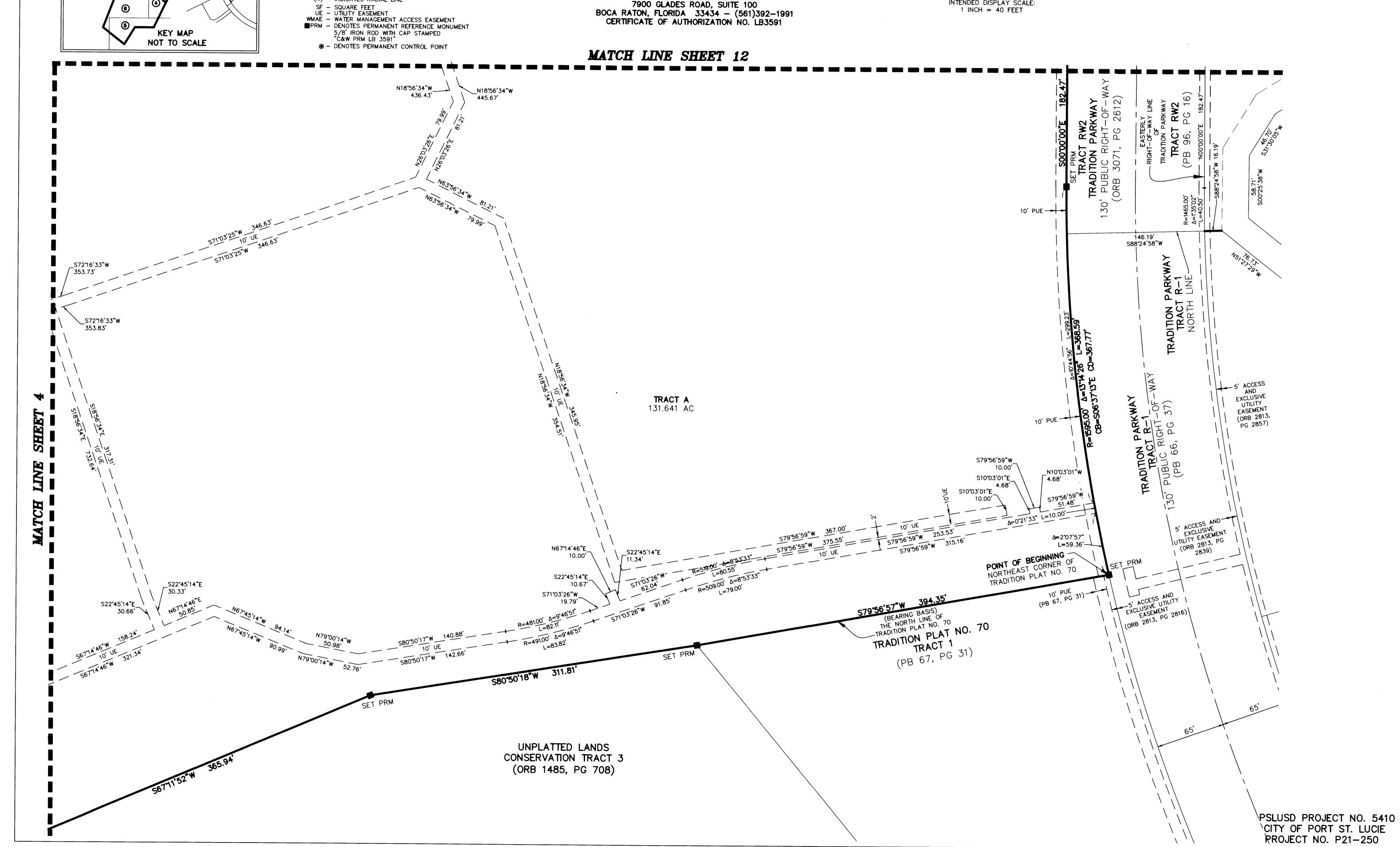
BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

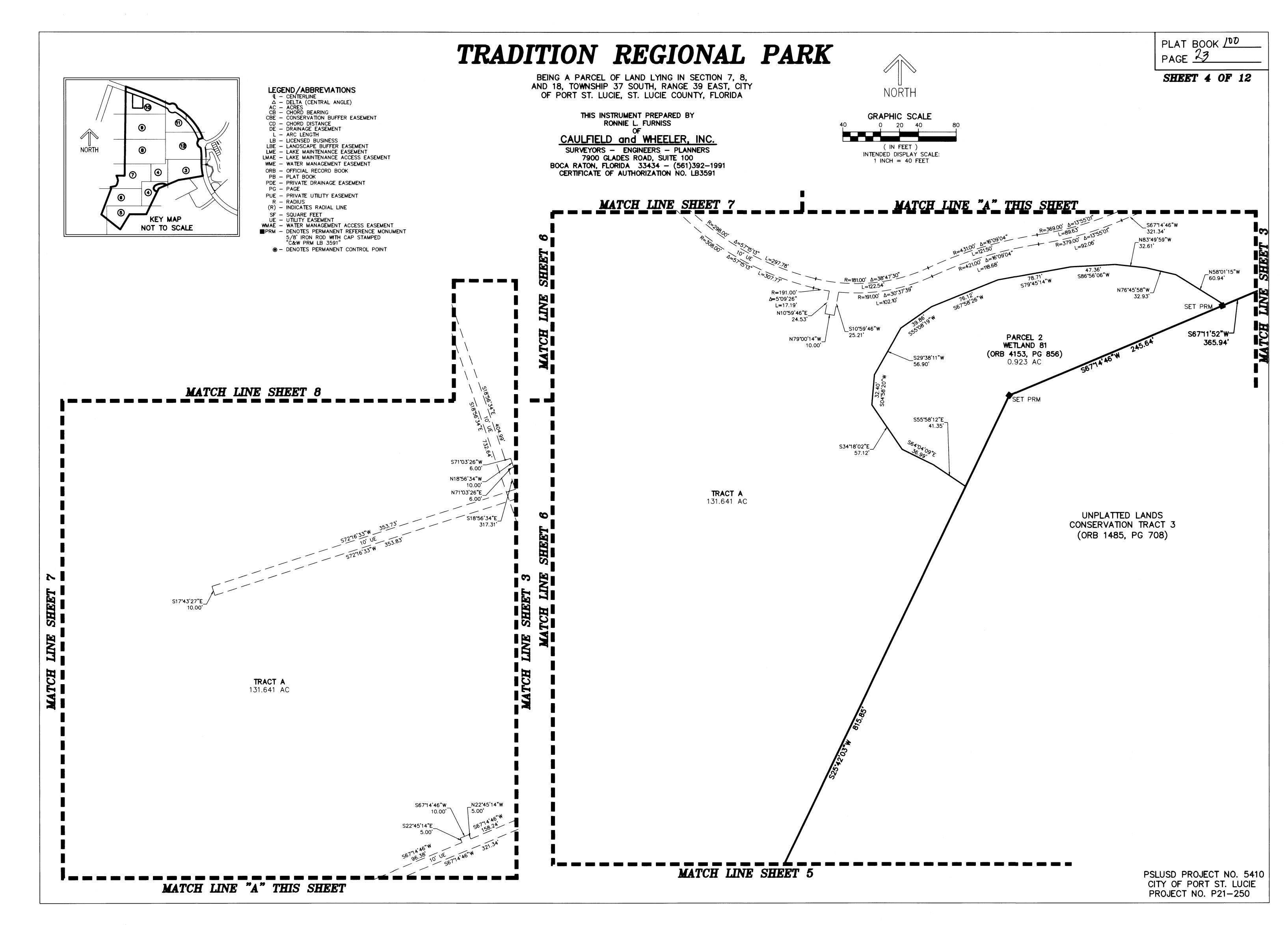
NORTH

PLAT BOOK 100 PAGE 22

SHEET 3 OF 12







# TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

NORTH

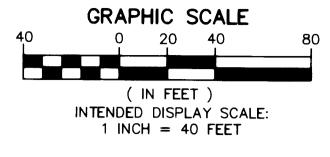
PLAT BOOK 100
PAGE 24

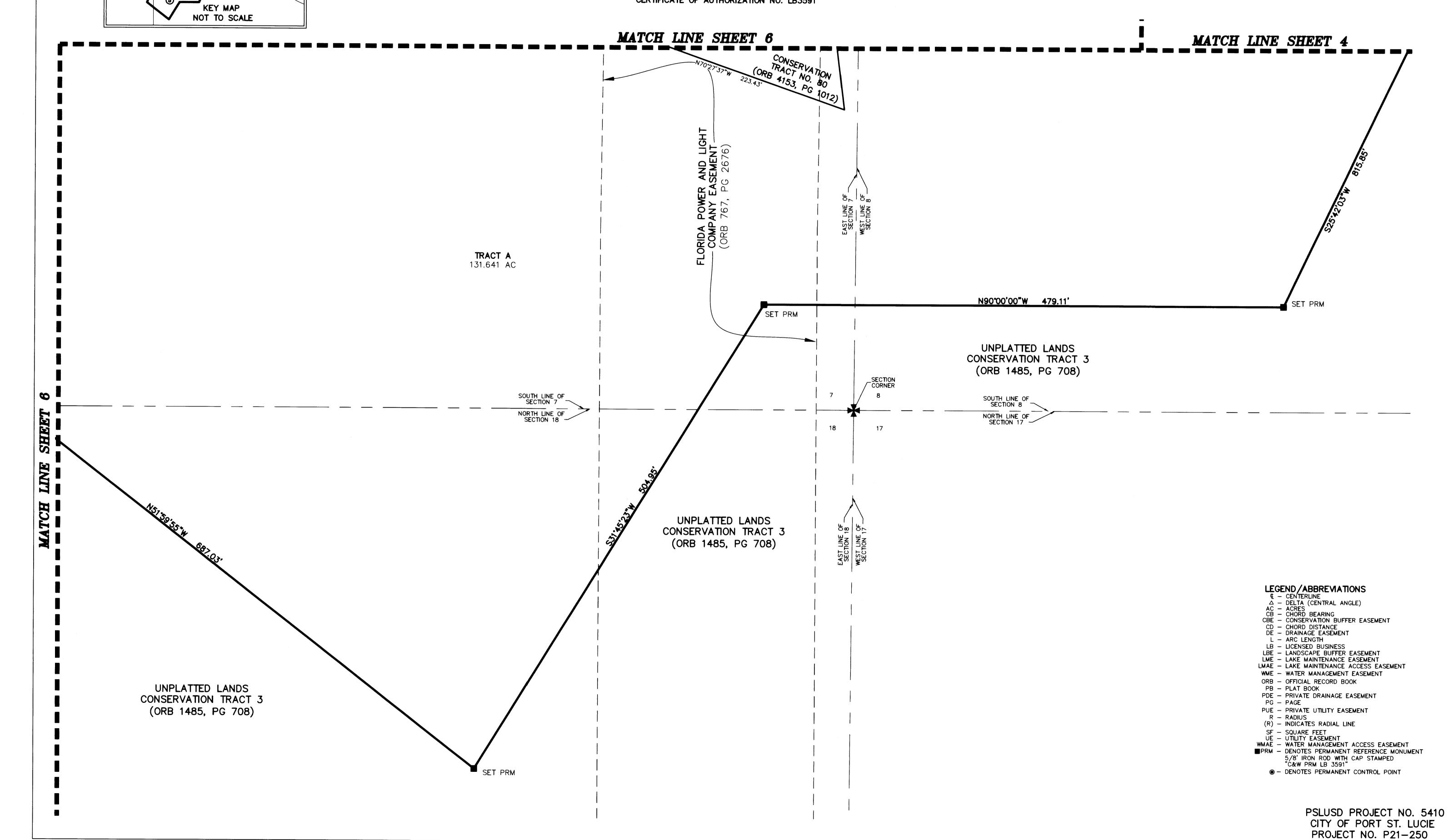
SHEET 5 OF 12

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392—1991
CERTIFICATE OF AUTHORIZATION NO. LB3591





SOUTH LINE OF SECTION 7

NORTH LINE OF SECTION 18

# PLAT BOOK 100 BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA TRADITION REGIONAL PARK PAGE <u>25</u> SHEET 6 OF 12 MATCH LINE SHEET 7 SET PRM 62.08' **TRACT A** 131.641 AC UNPLATTED LANDS CONSERVATION TRACT 3 (ORB 1485, PG 708) CONSERVATION TRACT NO. 80 (ORB 4153, PG 1012) 1.02 AC MATCH LINE SHEET 5 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 GRAPHIC SCALE WME - WATER MANAGEMENT EASEMENT ORB — OFFICIAL RECORD BOOK PB — PLAT BOOK PDE — PRIVATE DRAINAGE EASEMENT PG — PAGE ( IN FEET ) INTENDED DISPLAY SCALE: 1 INCH = 40 FEET NORTH PUE - PRIVATE UTILITY EASEMENT SET PRM R - RADIUS (R) - INDICATES RADIAL LINE SF — SQUARE FEET UE — UTILITY EASEMENT WMAE — WATER MANAGEMENT ACCESS EASEMENT PRM — DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591" — DENOTES PERMANENT CONTROL POINT

NOT TO SCALE

PSLUSD PROJECT NO. 5410 CITY OF PORT ST. LUCIE PROJECT NO. P21-250

PLAT BOOK DO TRADITION REGIONAL PARK PAGE 26 LEGEND/ABBREVIATIONS

© - CENTERLINE

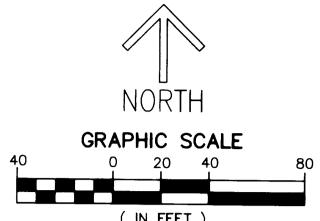
A - DELTA (CENTRAL ANGLE) BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AC - ACRES
CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT SHEET 7 OF 12 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY NORTH OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA CD — CHORD DISTANCE DE — DRAINAGE EASEMENT L - ARC LENGTH LB — LICENSED BUSINESS
LBE — LANDSCAPE BUFFER EASEMENT
LME — LAKE MAINTENANCE EASEMENT
LMAE — LAKE MAINTENANCE ACCESS EASEMENT THIS INSTRUMENT PREPARED BY GRAPHIC SCALE RONNIE L. FURNISS 0 20 40 WME - WATER MANAGEMENT EASEMENT CAULFIELD and WHEELER, INC. ORB - OFFICIAL RECORD BOOK SURVEYORS - ENGINEERS - PLANNERS ( IN FEET ) PB - PLAT BOOK INTENDED DISPLAY SCALE: PDE - PRIVATE DRAINAGE EASEMENT 7900 GLADES ROAD, SUITE 100 PG - PAGE 1 INCH = 40 FEETBOCA RATON, FLORIDA 33434 - (561)392-1991 PUE - PRIVATE UTILITY EASEMENT CERTIFICATE OF AUTHORIZATION NO. LB3591 R - RADIUS (R) - INDICATES RADIAL LINE SF - SQUARE FEET UE - UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT MATCH LINE SHEET 8 ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591" ● - DENOTES PERMANENT CONTROL POINT UNPLATTED LANDS \_...3**\***56'34"W 7.64' SET PRM S8918'11"E 237.30' S71°03'26"W \_\_S71°03'26"W S71 c. 2.25' N18'56'34"W 10.00' N18\*56'34"W\_ 10.00' \_N71°03'26"E 5.00' S71°03'26"W **TRACT A** 131.641 AC \_N18\*56'34"W 26.83' N18**°**56'34"W\_ 34.46' SET PRM SET PRM WETLAND NO. 319 XX.XXX AC UNPLATTED LANDS NORTH 143.89' N80°03'05"E SET PRM N1075'03"W-KEY MAP NOT TO SCALE 62.08' PSLUSD PROJECT NO. 5410 CITY OF PORT ST. LUCIE PROJECT NO. P21-250 MATCH LINE SHEET 6

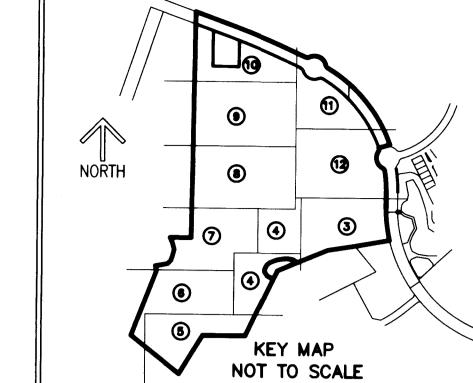
### CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392—1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

# TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



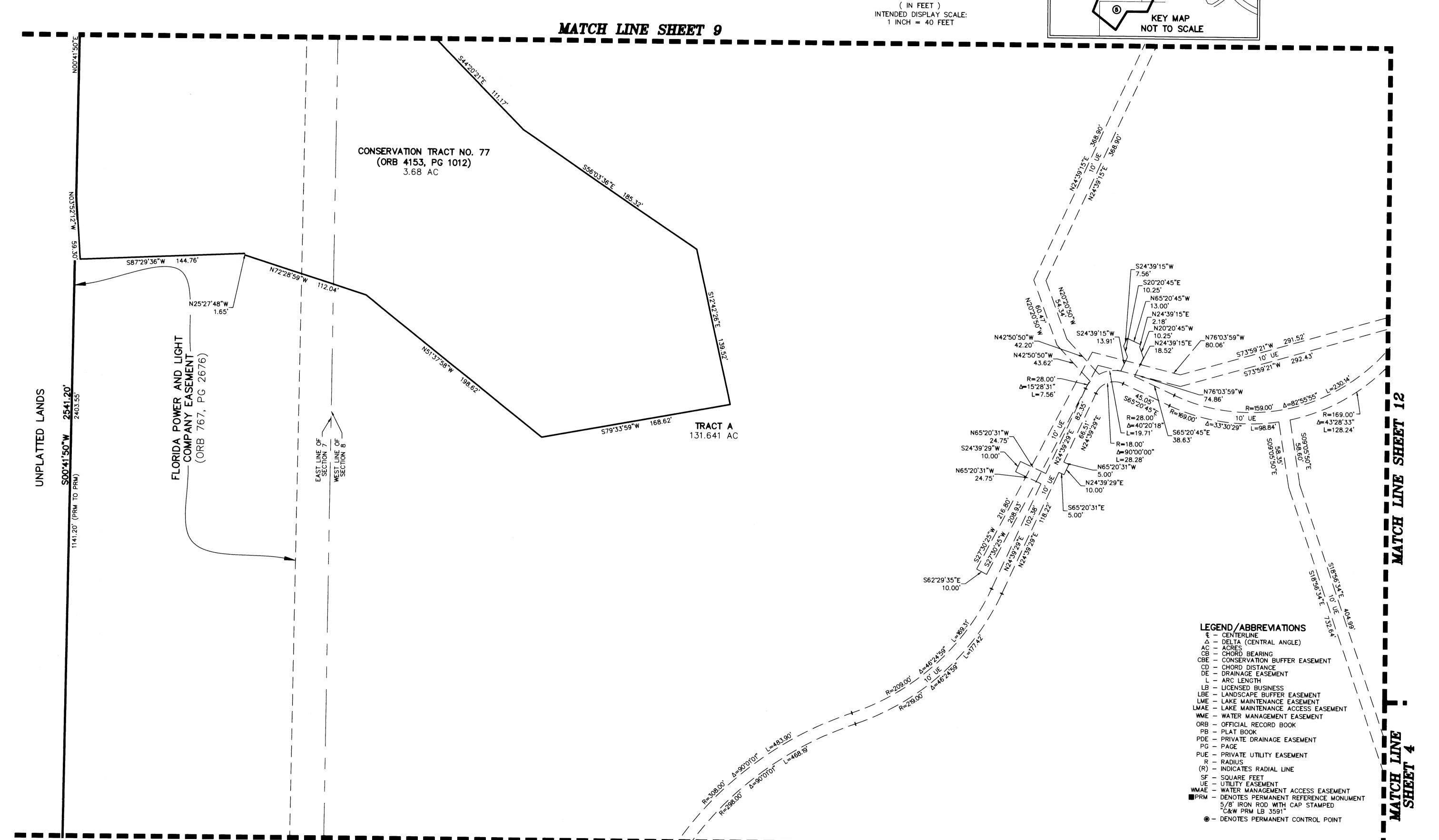


MATCH LINE SHEET 4

PLAT BOOK <u>100</u> PAGE <u>21</u>

SHEET 8 OF 12

PSLUSD PROJECT NO. 5410 CITY OF PORT ST. LUCIE PROJECT NO. P21-250



MATCH LINE SHEET 7

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

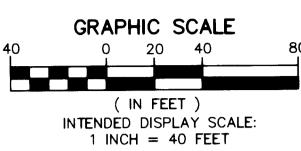
TRADITION REGIONAL PARK

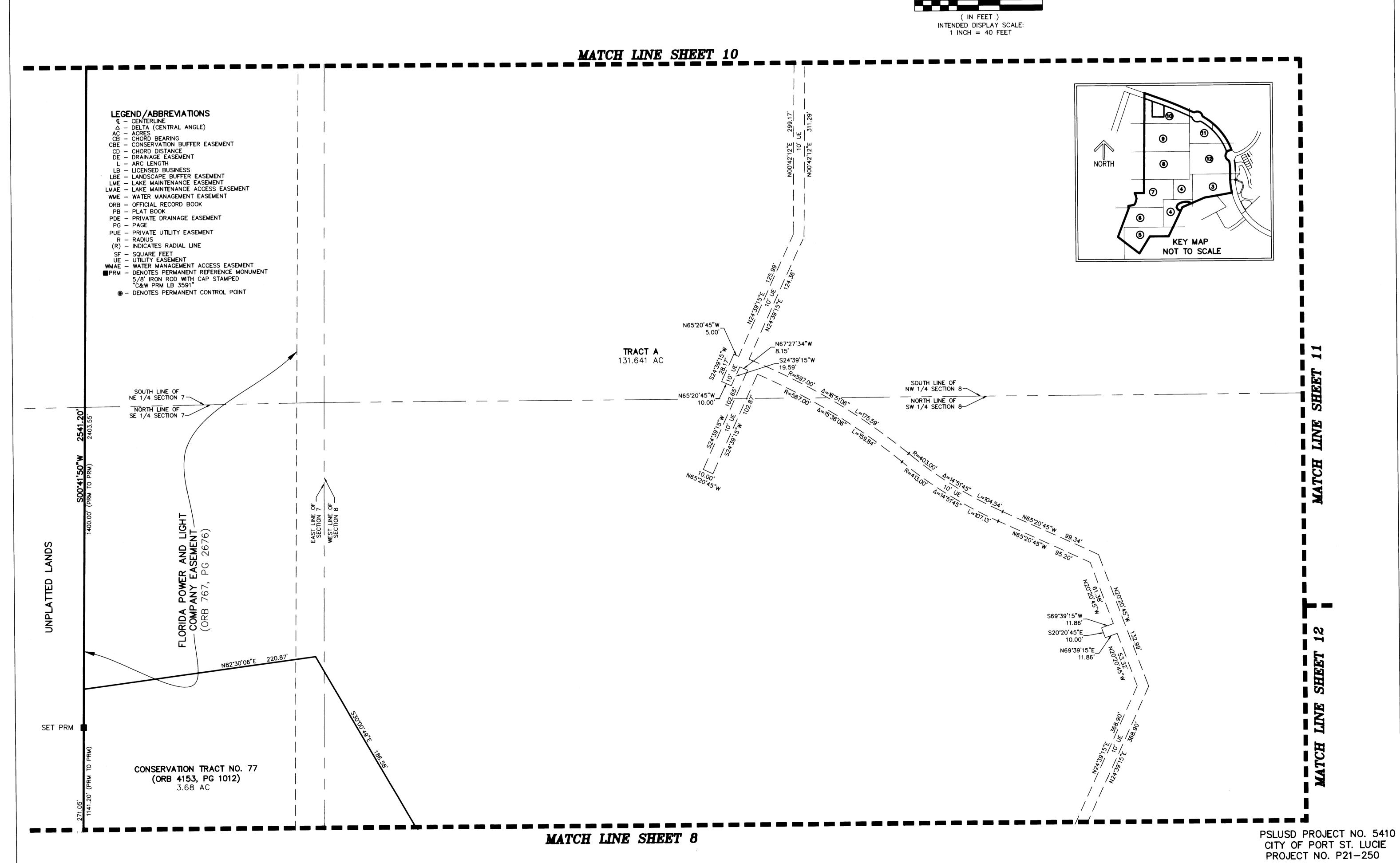
BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

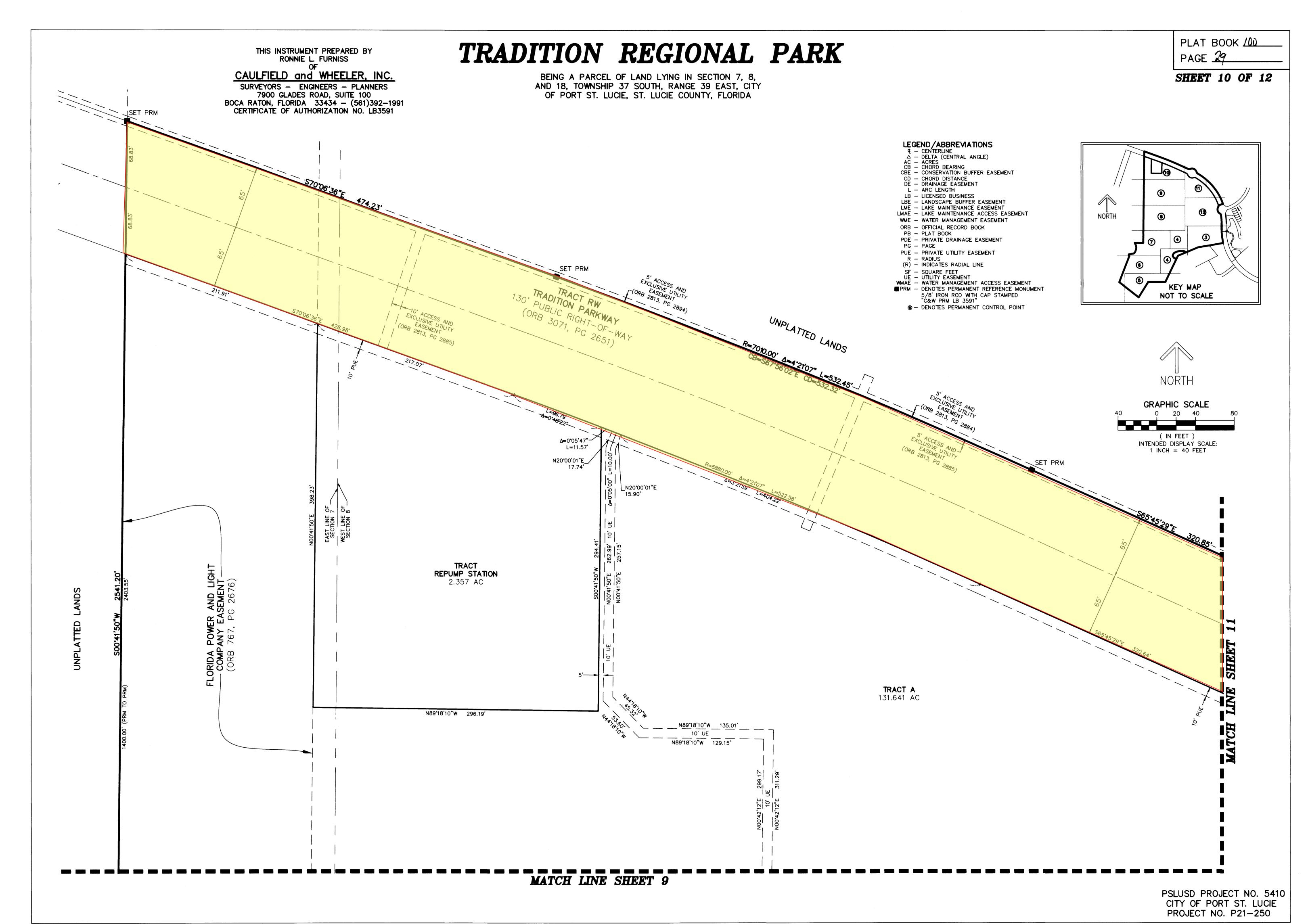


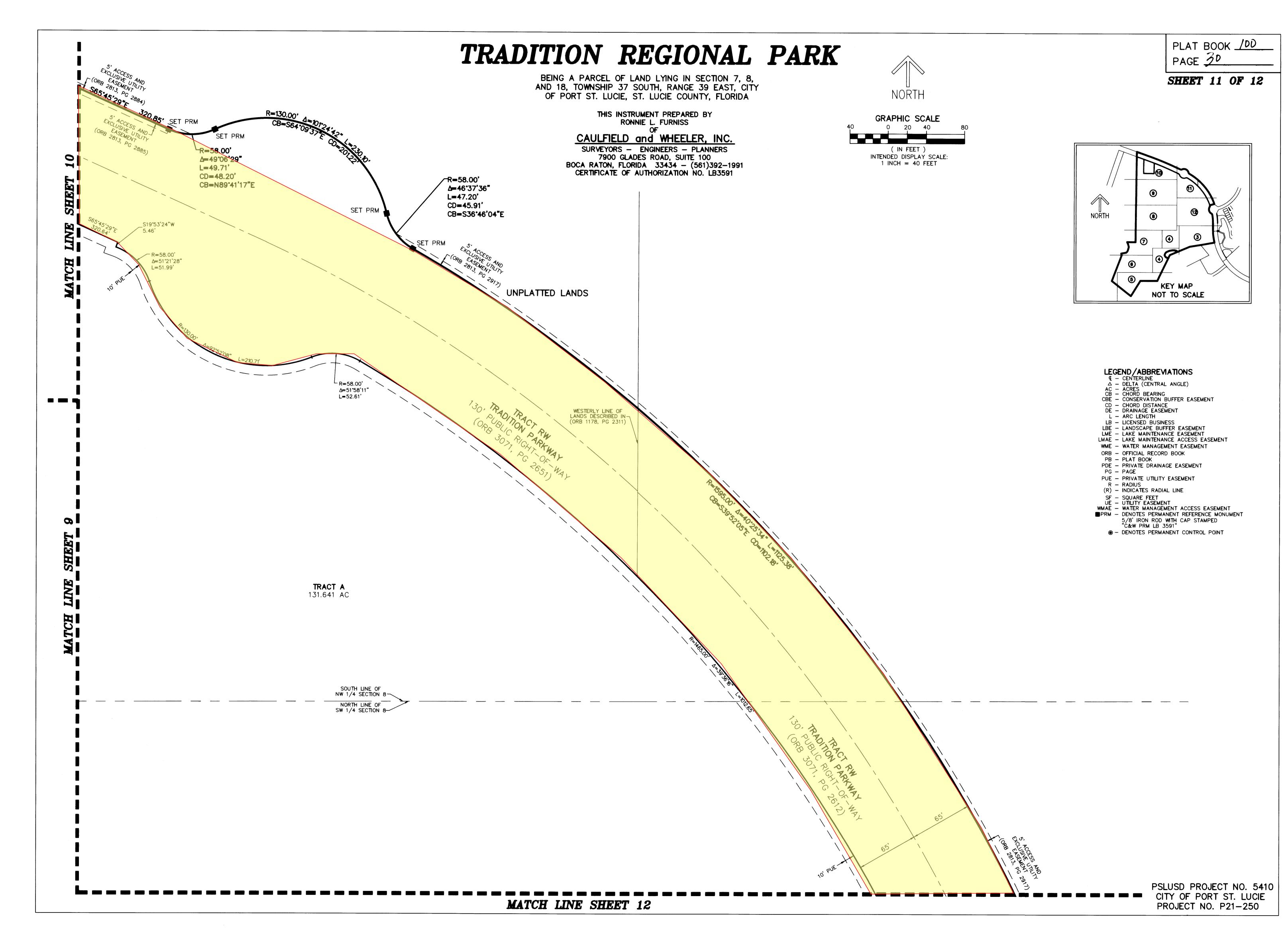
PLAT BOOK / DD PAGE 28

SHEET 9 OF 12







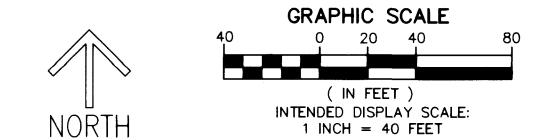


### CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
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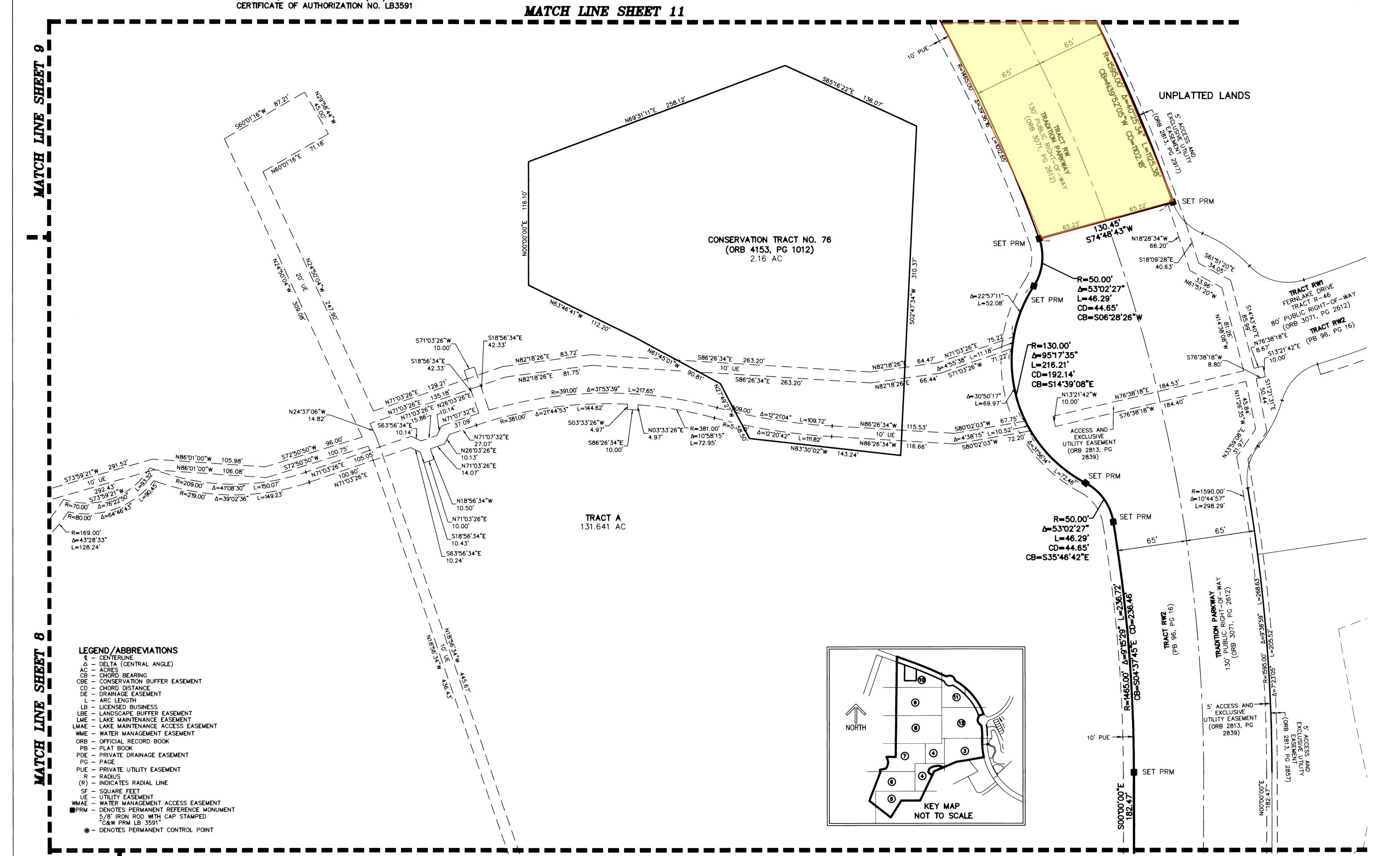
### TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



PLAT BOOK 100
PAGE 31

SHEET 12 OF 12



MATCH LINE SHEET 4 MATCH LINE SHEET 3

PSLUSD PROJECT NO. 5410 CITY OF PORT ST. LUCIE PROJECT NO. P21-250

#### LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "CADENCE PHASE I ", BEING A PORTION OF SECTIONS 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT NORTHWEST CORNER OF N-S ROAD A (POWERLINE ROAD), AS DESCRIBED IN EXHIBIT "C" OF OFFICIAL RECORD BOOK 3071, PAGE 2651 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 71°44'59" WEST, A RADIAL DISTANCE OF 1,450.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE WEST LINE OF SAID POWERLINE ROAD, THROUGH A CENTRAL ANGLE OF 18°56'51", A DISTANCE OF 479.51 FEET; THENCE SOUTH 00°41'50"WEST ALONG THE WEST LINE OF POWERLINE ROAD, AS DESCRIBED IN EXHIBIT C OF OFFICIAL RECORD BOOK 3071, PAGE 2651 OF SAID PUBLIC RECORDS, A DISTANCE OF 257.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°41'50"WEST ALONG SAID WEST LINE OF POWERLINE ROAD, A DISTANCE OF 757.37 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1440.00 FEET AND A CENTRAL ANGLE OF 18"08"36"; THENCE SOUTHWESTERLY ALONG SAID WEST LINE THE ARC A DISTANCE OF 455.99 FEET; THENCE CONTINUE SOUTH 18°50'26"WEST ALONG SAID WEST LINE OF POWERLINE ROAD, A DISTANCE OF 670.64 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 70°06'36"EAST, A DISTANCE OF 709.89; THENCE, SOUTH 00°41'50"WEST, A DISTANCE OF 137.65; THENCE, NORTH 70°06'36" WEST, A DISTANCE OF 1370.59 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,568.30 FEET AND A CENTRAL ANGLE OF 17°37'44"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 482.53 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 51°46'55"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 52.42 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 175°00'27"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 397.08 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 54°30'47"WEST, A RADIAL DISTANCE OF 58.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 46°46'29", A DISTANCE OF 47.35 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 1696.30 FEET AND A CENTRAL ANGLE OF 37°48'39"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 1120.75 FEET; THENCE SOUTH 44°27'03"WEST, A DISTANCE OF 212.29 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 2174.05 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 352.76; THENCE NORTH 66°55'00" EAST, A DISTANCE OF 1139.60 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 43°19'54"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 98.32 FEET; THENCE SOUTH 66°24'55" EAST, A DISTANCE OF 660.00 FEET: THENCE NORTH 90°00'00" EAST, A DISTANCE OF 716.05 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 74°40'29"WEST, A RADIAL DISTANCE OF 850.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 16°01'21", A DISTANCE OF 237.70 FEET TO THE POINT OF

CONTAINING 128.676 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:**

THE CITY OF PORT ST. LUCIE AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CADENCE PHASE I". BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS

ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS 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 FACILITIES OF A PUBLIC 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. UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, 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

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS 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 SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC.,

4. THE OPEN SPACE TRACTS (0-1, 0-2, AND 0-6) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID CADENCE AT TRADITION

5. THE WATER MANAGEMENT TRACTS (S.M.T. 2 AND S.M.T. 7), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983. PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND A IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT FSTABLISHED IN ACCOMMUNITY DEVELOPMENT DISTRICT FSTABLISHED FOR THE PROPRIED FO 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

7. AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

8. THE WATER MANAGEMENT EASEMENTS (WME), AS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983. PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER THE LAKE MAINTENANCE EASEMENTS AND A IRRIGATION EASEMENT OVER THE WATER MANAGEMENT TRACTS IS HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190. FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

9. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

10. LIFT STATION EASEMENT LSE1, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. 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 BOUNDARY 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. THE CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR 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 OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION. MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, 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. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS 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.

11. THE ACCESS EASEMENT, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENT SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATE AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE TRADITION COMMUNITY DEVELOPMENT DISTRICT ORGANIZED UNDER CHAPTER 190, FLORIDA STATUTES, IN ACCORDANCE WITH THAT CERTAIN AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 1074, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

12. THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. 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. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN

13. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 2 AND S.M.T. 7) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. 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 THEREFORE OR COST TO THE CITY. 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.

14. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.

15. 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.

16. PARCELS 1, 2, AND 3 ARE RESERVED BY MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS.

17. TRACT RW-1 (TRADITION PARKWAY), 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 PURPOSES.

# CADENCE PHASE I

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTIONS 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST. CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

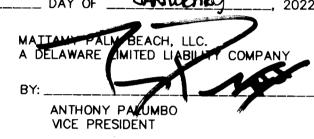
> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

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

CERTIFICATE OF OWNERSHIP & DEDICATION:

PRINT NAME Josen Co. PRINT NAME ANISSA CRUS



**ACKNOWLEDGEMENT:** 

STATE OF FLORIDA) COUNTY OF PALM BEACH)

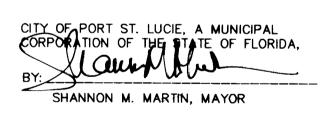
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 213T DAY OF JANUARY , 2022, BY ANTHONY PALUMBO, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILTY COMPANY, WHO IS Z PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_ JANUARY Notary Public State of Florida
James R. FitzGerald

PRINT NAME: JAMES FITZGEMLD

### CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2022. \_\_ DAY OF \_\_\_\_\_\_, 2022.



ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF YHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2022, BY SHANNON M. MARTIN, MAYOR, ON BEHALF OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY OF PORT ST. LUCIE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

G6/85864 2-14-27 COMMISSION NO. & EXPIRATION DATE



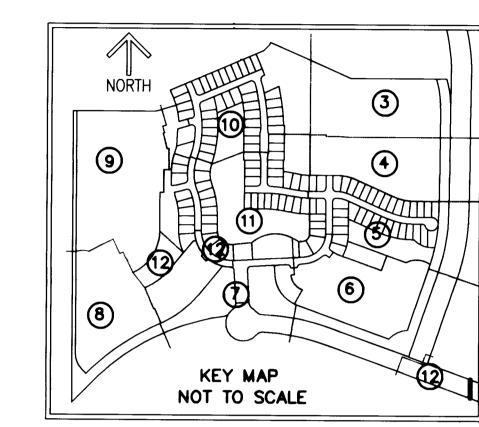
PRINT NAME: Shame Dollar



INSTR # 4986172 P BK 101 Pages 1 - 12 RECORDED 01/28/2022 01:10:14 PMf1 SAINT LUCIE COUNTY

DEPUTY CLERK LEVERITYA

NORTH NOT TO SCALE



PLAT BOOK 101

SHEET 1 OF 12

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 DI PAGE(S) 1-12 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS STA DAY OF DAY

SURVEY NOTES:

ST. LUCIE COUNTY, FLORIDA

1. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.89°57'32"E. ALONG THE SOUTH RIGHT-OF-WAY OF E/W 1 R/W (A 150.00 FOOT WIDE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

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.

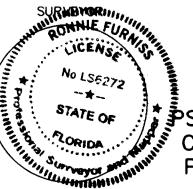
SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA COUNTY OF ST. LUCIE

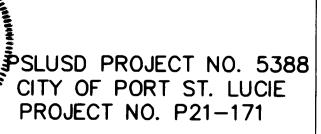
THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT 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 \_\_ 

> 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.

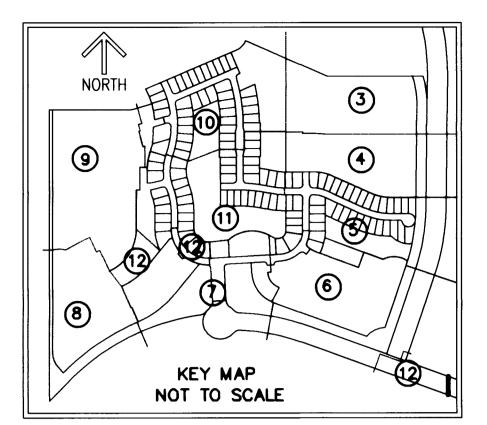




LB 3591



CITY OF PORT ST. LUCIE



#### TABLE AD DATA

TABULAR DATA:				
TABULAR DATA	ACRES			
RESIDENTIAL LOTS	21.546			
TRACT R	7.539			
TRACT RW	6.887			
AMENITY TRACT	1.187			
PARCEL 1	23.867			
PARCEL 2	33.040			
PARCEL 3	11.745			
TRACT S.M.T. 2	2.199			
TRACT S.M.T. 7	7.782			
OPEN SPACE TRACT 1	7.262			
OPEN SPACE TRACT 2	5.538			
OPEN SPACE TRACT 6	0.084			
TOTAL AREA THIS PLAT	128.676			

#### CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON HAS CAUSED 

CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION

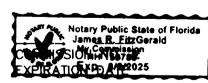
### CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT:

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR \_\_ ONLINE NOTARIZATION, THIS 213T DAY OF JANUARY \_\_\_\_\_, 2022, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATON NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS  $\underline{X}$  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_21 T\_\_ DAY OF \_\_\_\_\_\_\_, 2022.





88FP71HH COMMISSION NUMBER

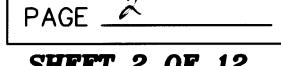
PRINT NAME: JAMES FITEGERALD

# CADENCE PHASE I

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTIONS 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

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 2 OF 12

PLAT BOOK 10/

#### ACCEPTANCE OF DEDICATION:

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, WHEREIN DISTRICT NO. 1 HAS BEEN DELEGATED RESPONSIBILITY TO ACT ON BEHALF OF ALL OF THE DISTRICTS IN MATTERS RELATING TO CERTAIN INFRASTRUCTURE IMPROVEMENTS, HEREBY ACCEPTS THE DEDICATIONS AS SET FORTH ON THE WITHIN PLAT SPECIFICALLY DEDICATED TO DISTRICT NO.1, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEMS IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT AND EASEMENT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEMS TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENTS, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO PLATTING OF THE LANDS HEREIN, DATED THIS 21 DAY OF JANUARY 2022.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

anne WITHESS: AMISSA CRUZ FRANK COVELLI, CHAIRMAN BOARD OF SUPERVISORS

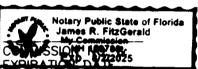
PRINT NAME:

**ACKNOWLEDGEMENT:** 

STATE OF FLORIDA COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_\_\_, CHAIRMAN AND AND AND CRUZ, SECRETARY ON BEHALF OF THE COMMUNITY DEVELOPMENT DISTRICT NO. 10., ON BEHALF OF THE DISTRICT, WHO IS [X] 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 \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_, 2022.



PRINT NAME: JAMES FITZGERALD

CITY OF PORT ST LUCIE APPROVAL OF PLAT: STATE OF FLORIDA) COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF CADENCE, 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 

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

ATTEST: SALLY WALSH, CITY CLERK

PSLUSD PROJECT NO. 5388 CITY OF PORT ST. LUCIE PROJECT NO. P21-171

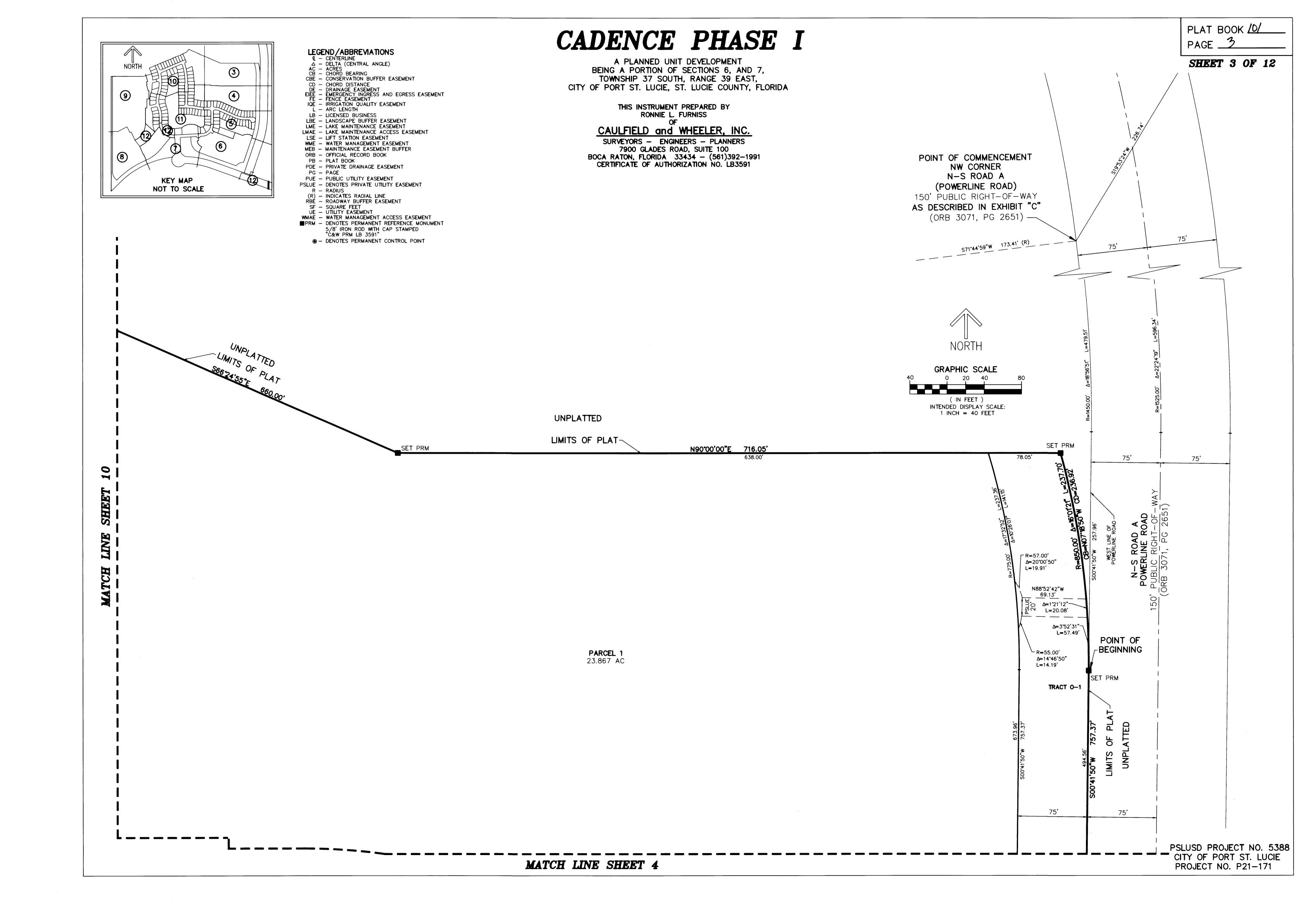
TITLE CERTIFICATION: STATE OF FLORIDA) COUNTY OF PALM BEACH)

EirobernmJanes

- 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, THE ENTITY 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 <del>2020</del>. **2**021
- 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.

\_\_\_\_\_ DAY OF 21101, 2022

insoleth muonet FLORIDA BAR NO. 351903 84177 SHUTTS & BOWEN LLP 525 OKEECHOBEE BLVD., SUITE 1100 WEST PALM BEACH, FL 33401



CAULFIELD and WHEELER, INC.

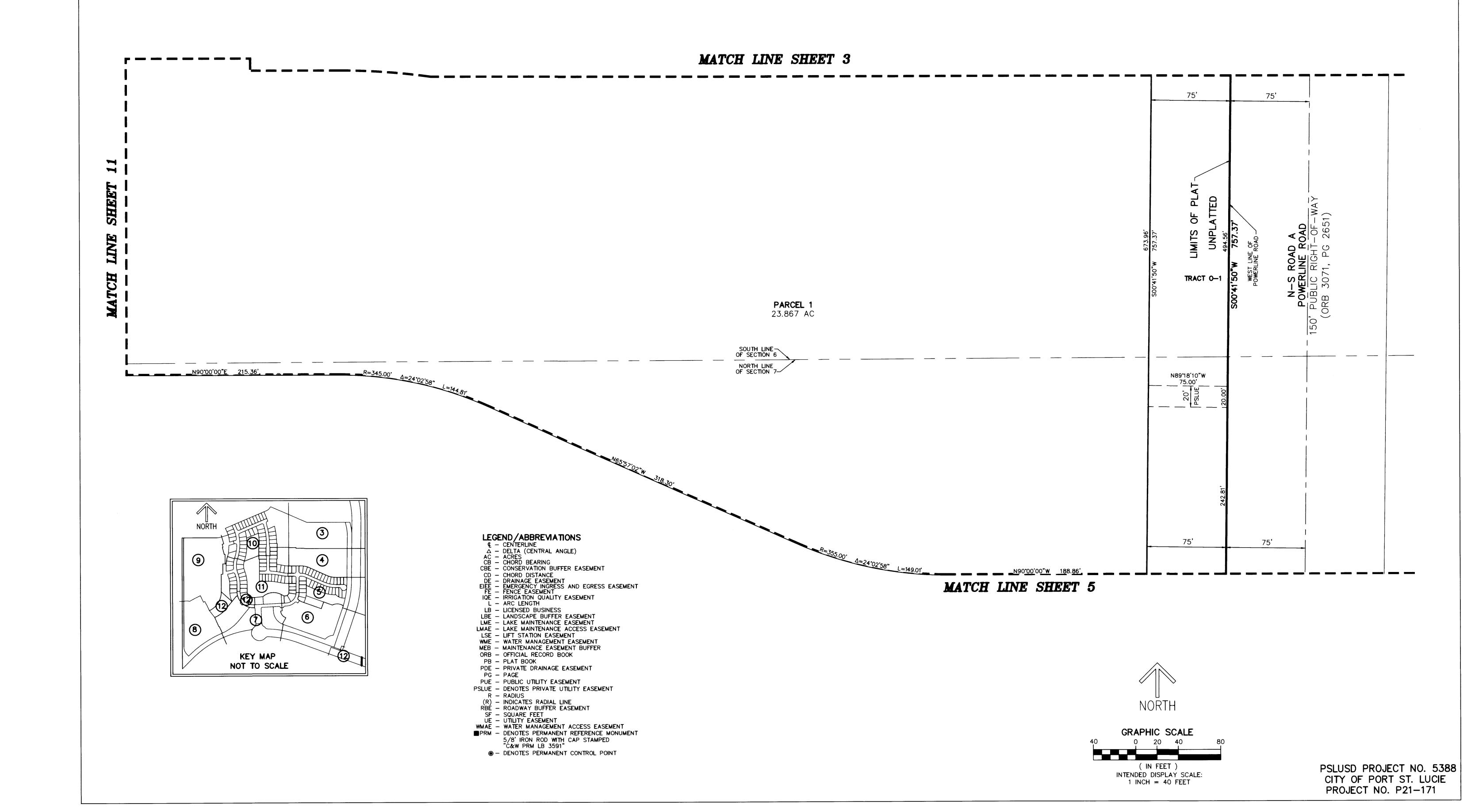
SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392—1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

# CADENCE PHASE I

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTIONS 6, AND 7,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 15/ PAGE 4

SHEET 4 OF 12



CADENCE PHASE I

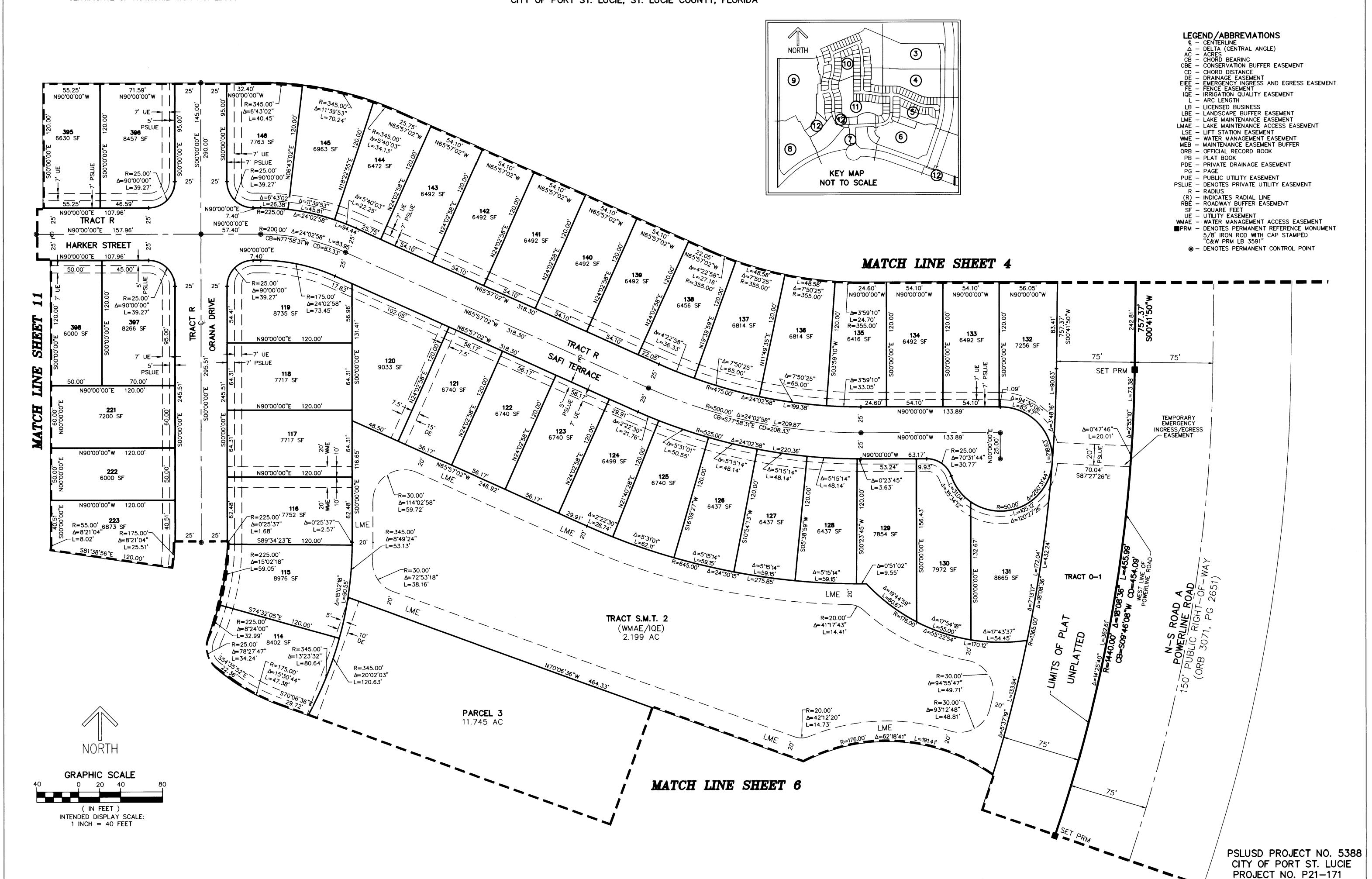
PLAT BOOK 10/

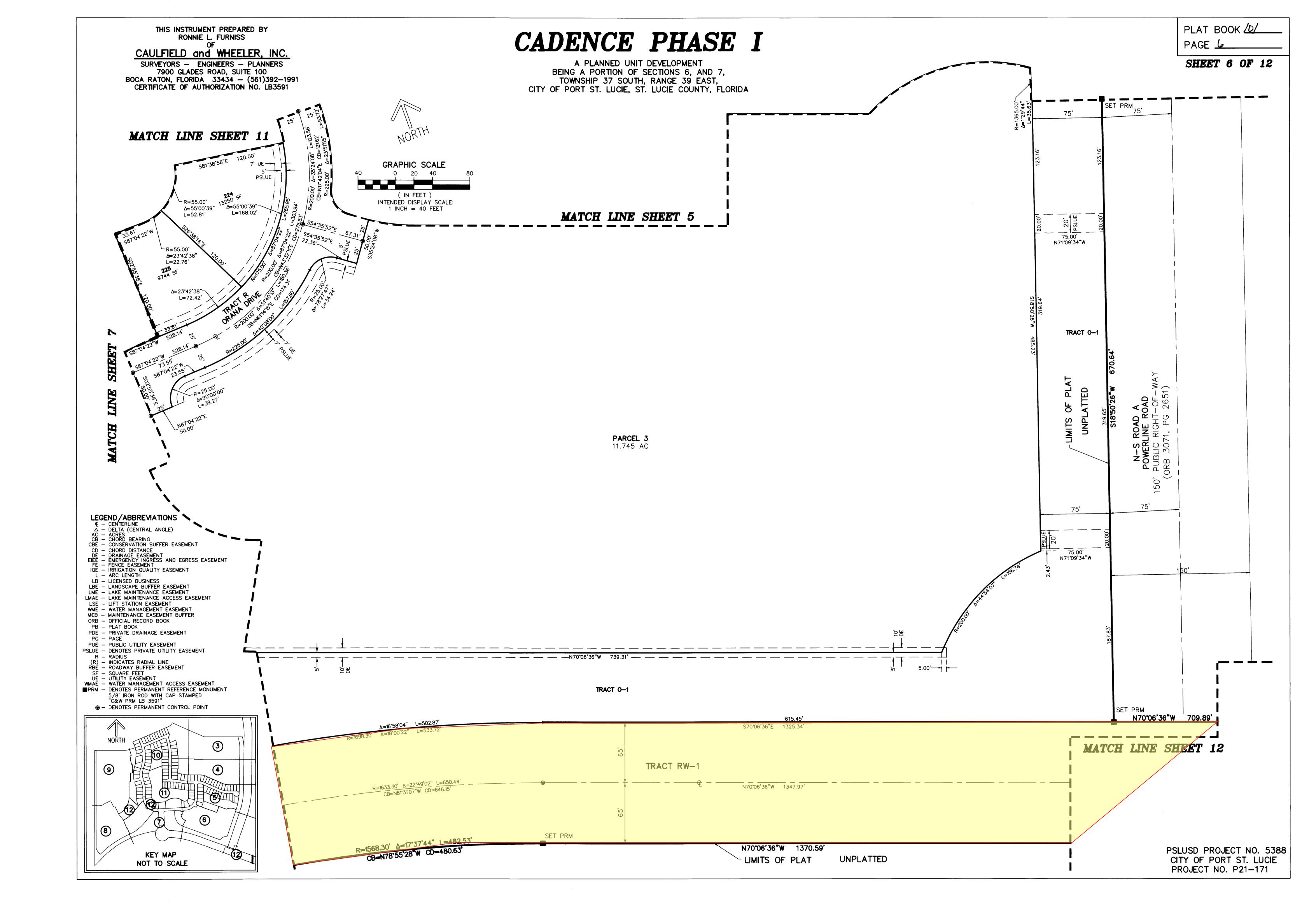
SHEET 5 OF 12

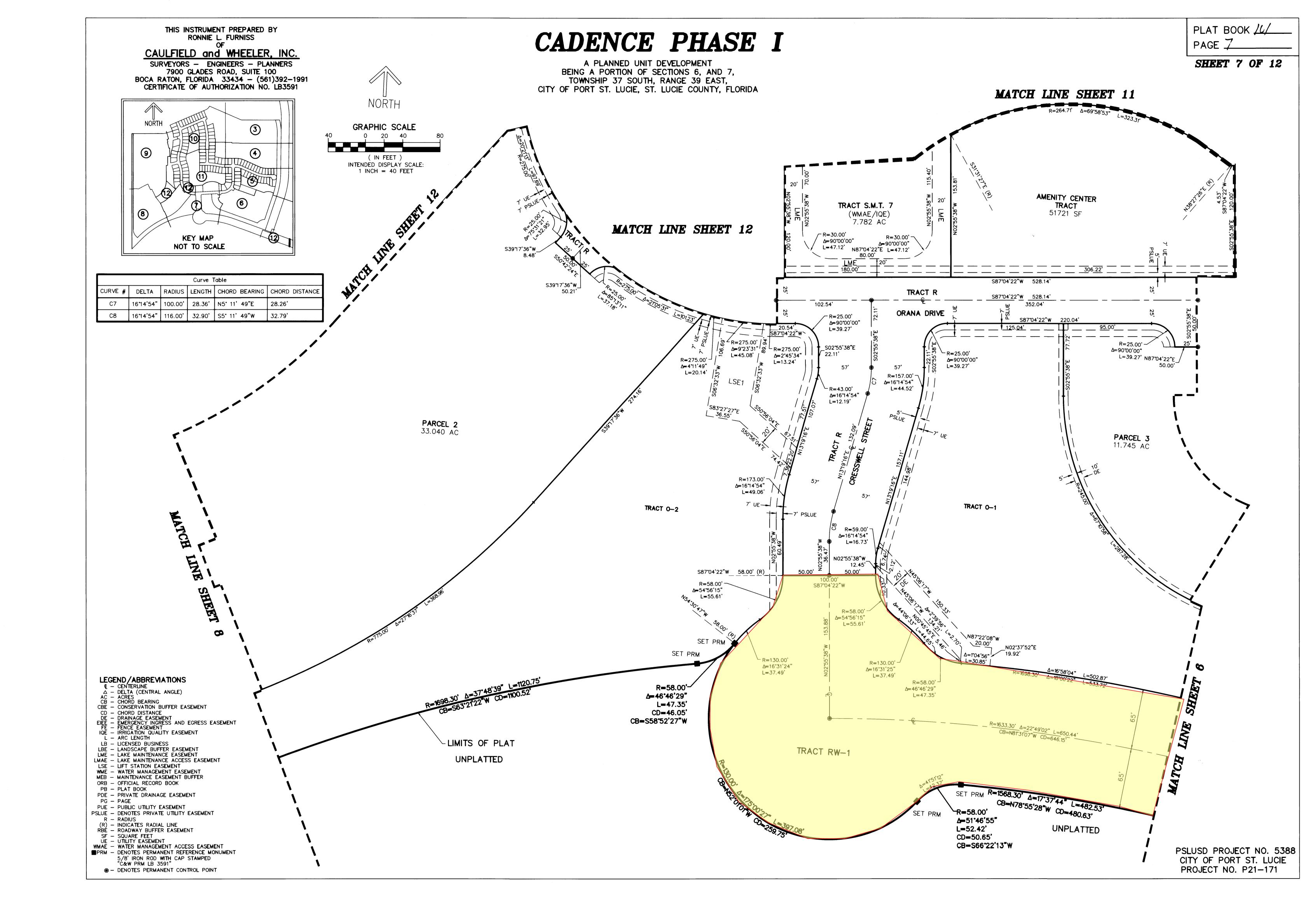
CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTIONS 6, AND 7, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA







SURVEYORS - ENGINEERS - PLANNERS

7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

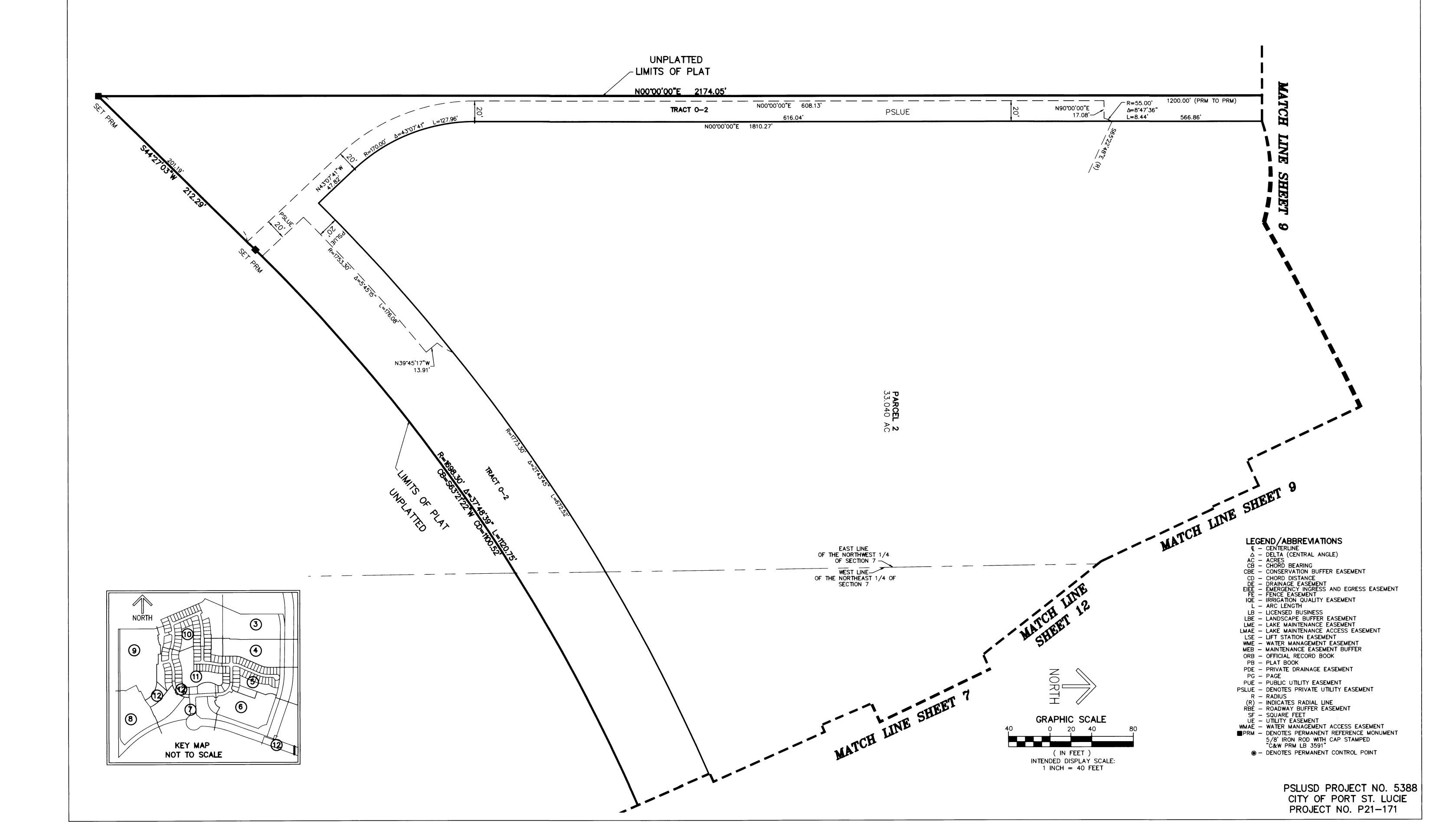
CAULFIELD and WHEELER, INC.

CADENCE PHASE I

PLAT BOOK 10/ PAGE 8

SHEET 8 OF 12

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTIONS 6, AND 7,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



PLAT BOOK /O/ CADENCE PHASE I PAGE 👤 THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS SHEET 9 OF 12 A PLANNED UNIT DEVELOPMENT CAULFIELD and WHEELER, INC. BEING A PORTION OF SECTIONS 6, AND 7, LEGEND/ABBREVIATIONS

© - CENTERLINE TOWNSHIP 37 SOUTH, RANGE 39 EAST, SURVEYORS - ENGINEERS - PLANNERS Δ - DELTA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 CD - CHORD DISTANCE DE — CHURD DISTANCE
DE — DRAINAGE EASEMENT
EIEE — EMERGENCY INGRESS AND EGRESS EASEMENT
FE — FENCE EASEMENT
IQE — IRRIGATION QUALITY EASEMENT
L — ARC LENGTH UNPLATTED -LIMITS OF PLAT LB - LICENSED BUSINESS LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT N00°00'00"E 2174.05' LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT 1200.00' (PRM TO PRM) R=55.00' - Δ=8°15'05" L=7.92' 97.09' N00°00'00"E 510.08' WME - WATER MANAGEMENT EASEMENT N90°00'00"W Δ<del>=</del>13**°**52**'**15" N90°00'00"E — TRACT 0-2 MEB - MAINTENANCE EASEMENT BUFFER 14.90' 17.23 L=13.80' ORB - OFFICIAL RECORD BOOK 566.86' 530.28' PB - PLAT BOOK N00°00'00"E 1810.27' PDE - PRIVATE DRAINAGE EASEMENT PG - PAGE PUE - PUBLIC UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT R - RADIUS (R) - INDICATES RADIAL LINE RBE - ROADWAY BUFFER EASEMENT SF - SQUARE FEET UE - UTILITY EASEMENT WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591" DENOTES PERMANENT CONTROL POINT KEY MAP NOT TO SCALE EAST LINE
OF THE SOUTHWEST 1/4
OF SECTION 6 EAST LINE
OF THE NORTHWEST 1/4
OF SECTION 7 OF THE SOUTHEAST 1/4 OF SECTION 6 WEST LINE

OF THE NORTHEAST 1/4 OF SECTION 7 MATCH LINE SHEET 11 GRAPHIC SCALE ( IN FEET )
INTENDED DISPLAY SCALE:
1 INCH = 40 FEET MATCH LINE SHEET 10 PSLUSD PROJECT NO. 5388 CITY OF PORT ST. LUCIE PROJECT NO. P21-171

PLAT BOOK 16/ CADENCE PHASE I PAGE 18 THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS SHEET 10 OF 12 3 A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTIONS 6, AND 7, CAULFIELD and WHEELER, INC. TOWNSHIP 37 SOUTH, RANGE 39 EAST, SURVEYORS - ENGINEERS - PLANNERS **(** CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 R=130.00'7 Δ=4319'54" SET PRM L=98.32' CD=95.99' CB=N4515'03"E UNPLATTED KEY MAP NOT TO SCALE LIMITS OF PLAT N66°55'00"E 1139.60' 7' UE----372 120 6160 SF 0.0 **371** 6160 SF **362** 8205 SF **369** 6160 SF **368** 6160 SF **367** 6160 SF **366** 8 6160 SF m **365** 6160 SF **364** 6160 SF **363** 7145 SF **PARCEL 2** 33.040 AC 7' PSLUE 7' PSLUE 120.02' R=25.00 51.34' Δ<del>=</del>92°49'27' **361** 6534 SF L=40.50'N66°55'00"E 497.94" N66'55'00"E 552.45' 60.21 S72°56'32"W 120.02' 492.24 14.62' N66\*55'00"E MURNEY WAY N66°55'00"E 394.35 **360** 6534 SF ⊂R=25.00' SHEET Δ=83'39'32" L=36.50' 25' 25' R=25.00' ~ 419 Δ=96'54'00" 9671 SF L=42.28' R=25.00' Δ=79'28'43" L=34.68' **359** 6532 SF **422** 9561 SF **420** 9533 SF N76°49'59"E **421** 10874 SF **PARCEL 1** 23.867 AC N66°55'00"E 99.71' R=420.00' Δ=3'03'43" N66°55'00"E LME **381** L=22.45' 8359 SF 63.32' N66\*55'00"E R=50.00' --R=50.00' Δ<del>=</del>108°02'27" Δ<del>=</del>70°43′52" L=94.28' L=61.72' 7543 SF R=50.00' ¬ δ' Δ=27\*40'37" L=24.15' R=20.00' -Δ=25'55'07" L=9.05' 75**43** SF A - DELTA (CENTRAL ANGLE)

AC - ACRES

CB - CHORD BEARING

CBE - CONSERVATION BUFFER EASEMENT

CD - CHORD DISTANCE

DE - DRAINAGE EASEMENT

EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT

FE - FENCE EASEMENT

IQE - IRRIGATION QUALITY EASEMENT

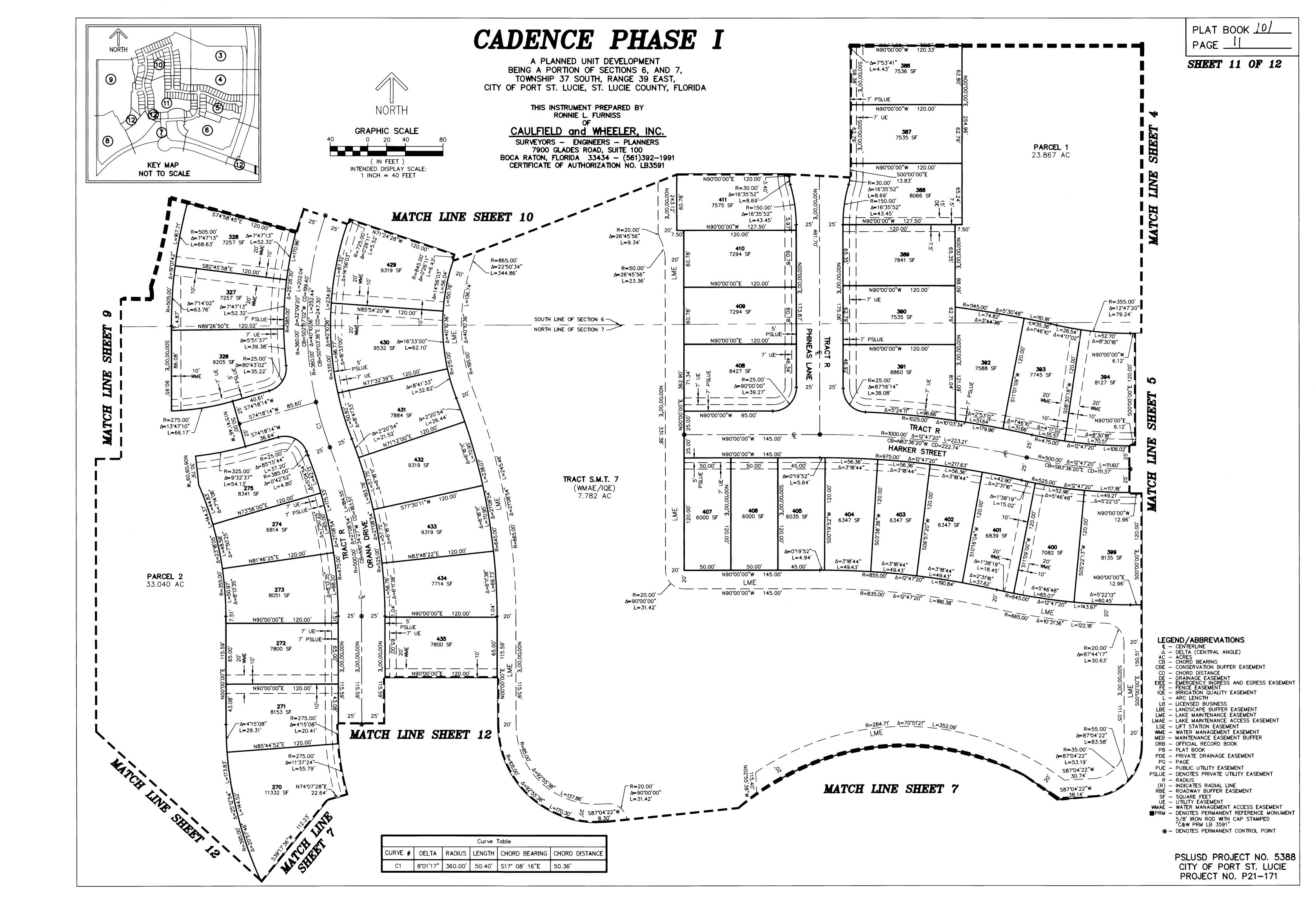
L - ARC LENGTH L - ARC LENGTH

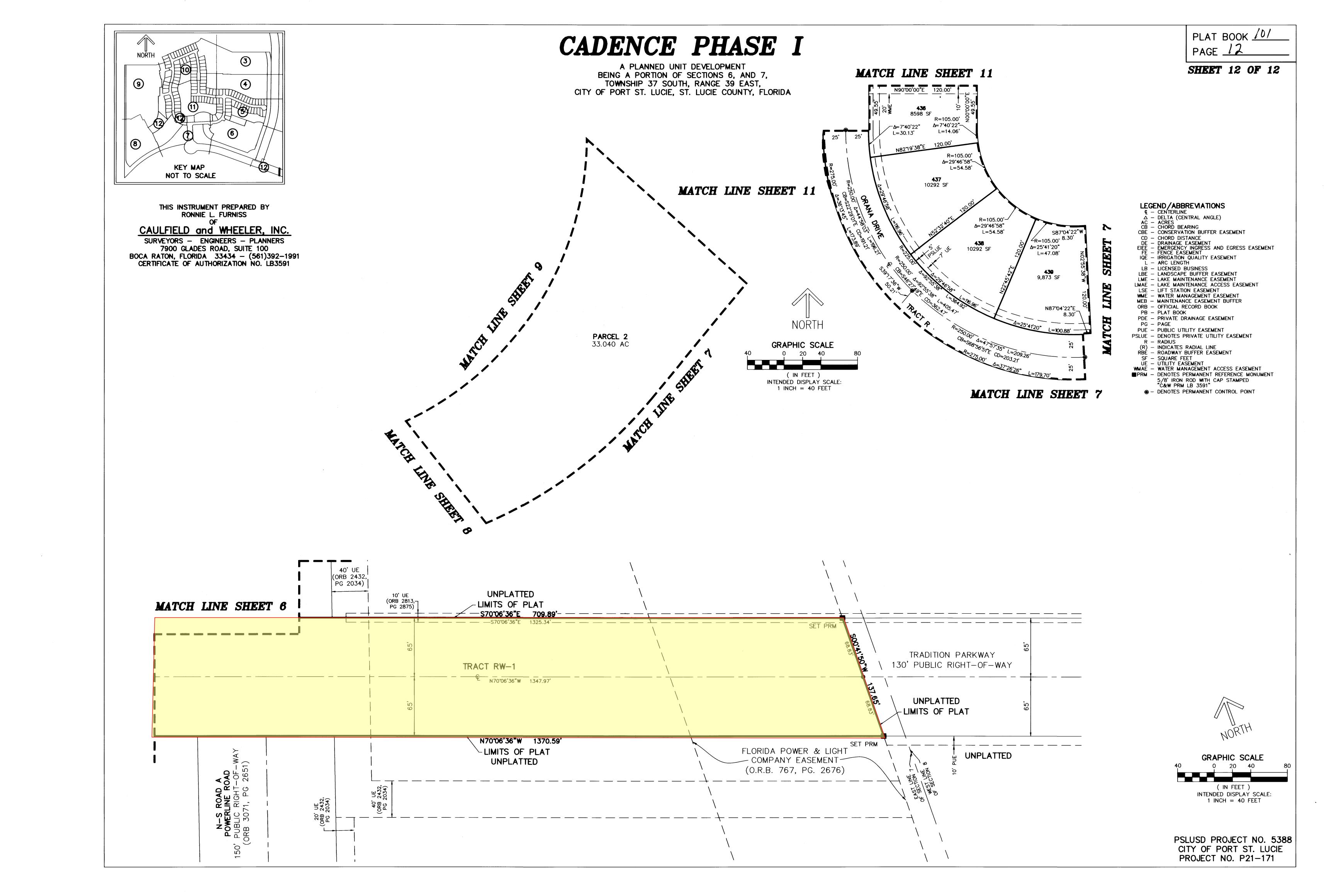
LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT

LMAE - LAKE MAINTENANCE ACCESS EASEMENT GRAPHIC SCALE LSE - LIFT STATION EASEMENT WME - WATER MANAGEMENT EASEMENT MEB - MAINTENANCE EASEMENT BUFFER ( IN FEET ) ORB - OFFICIAL RECORD BOOK INTENDED DISPLAY SCALE: 1 INCH = 40 FEET PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT MATCH LINE SHEET 11 PG - PAGE PUE - PUBLIC UTILITY EASEMENT
PSLUE - DENOTES PRIVATE UTILITY EASEMENT R - RADIUS (R) - INDICATES RADIAL LINE
RBE - ROADWAY BUFFER EASEMENT
SF - SQUARE FEET
UE - UTILITY EASEMENT PSLUSD PROJECT NO. 5388 CITY OF PORT ST. LUCIE WMAE - WATER MANAGEMENT ACCESS EASEMENT ■PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8' IRON ROD WITH CAP STAMPED PROJECT NO. P21-171 "Ć&W PRM LB 3591" ● - DENOTES PERMANENT CONTROL POINT





#### LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "EMERY", BEING A PORTION OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, TOGETHER WITH A PORTION OF FERNLAKE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT "G"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRADITION PARKWAY, AN 130 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (EXHIBIT "F"), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF TRADITION PLAT NO. 58, AS RECORDED IN PLAT BOOK 59, PAGE 21, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRADITION PLAT NO. 58 THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 89°53'05" WEST, A DISTANCE OF 194.96 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 70°02'04"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 61.12 FEET; THENCE NORTH 19°51'01" WEST, A DISTANCE OF 224.93 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET. A CENTRAL ANGLE OF 83°40'24"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 292.08 FEET; THENCE SOUTH 76°28'35" WEST, A DISTANCE OF 669.95 FEET; THENCE SOUTH 07°29'09" EAST, A DISTANCE OF 209.34 FEET; THENCE SOUTH 47°13'42" WEST, A DISTANCE OF 508.14 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY) AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1,465.00 FEET, THE CHORD OF WHICH BEARS NORTH 24°41'40" WEST, 443.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 445.27 FEET THROUGH A CENTRAL ANGLE OF 17°24'52" TO THE SOUTHWEST CORNER OF TRACT A, ACCORDING TO THE PLAT OF TRADITION PLAT NO. 68, AS RECORDED IN PLAT BOOK 66, PAGE 37, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA: THENCE ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY LINE OF SAID TRACT A THE FOLLOWING 7 COURSES AND DISTANCES; THENCE NORTH 74°00'46" EAST, A DISTANCE OF 60.76 FEET; THENCE NORTH 21°07'28" EAST, A DISTANCE OF 100.75 FEET; THENCE NORTH 30°08'54" EAST, A DISTANCE OF 78.00 FEET; THENCE NORTH 14°10'47" WEST, A DISTANCE OF 112.39 FEET; THENCE NORTH 71°42'41" WEST, A DISTANCE OF 90.85 FEET; THENCE NORTH 51°27'29" WEST, A DISTANCE OF 76.73 FEET; THENCE SOUTH 88°24'58" WEST, A DISTANCE OF 146.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TRADITION PARKWAY (A 130.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TRADITION PARKWAY THE FOLLOWING 10 COURSES AND DISTANCES; AND TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,595.00 FEET, THE CHORD OF WHICH BEARS NORTH 00°47'31" WEST, 44.09 FEET: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.10 FEET THROUGH A CENTRAL ANGLE OF 01°35'02"; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 182.47 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,465.00 FEET, A CENTRAL ANGLE OF 09°15'29"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 236.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 53°02'27"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 46.29 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 95°17'35"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 216.21 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 53°02'27": THENCE NORTHERLY ALONG THE ARC. A DISTANCE OF 46.29 FEET: THENCE NORTH 74°48'43" EAST, A DISTANCE OF 130.45 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, THE CHORD OF WHICH BEARS SOUTH 43°34'21" EAST, 40.54 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.74 FEET THROUGH A CENTRAL ANGLE OF 47°50'06" TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 23°50'03"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 54.08 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 63°53'42"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 55.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FERNLAKE DRIVE (A 80.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FERNLAKE DRIVE BEING A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 850.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC HAVING A CENTRAL ANGLE OF 54°07'29", A DISTANCE OF 802.95 FEET; THENCE NORTH 18°19'28" EAST, A DISTANCE OF 61.04 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 13°56'09"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 231.06 FEET TO THE INTERSECTION OF THE PROLONGATION OF THE WEST LINE OF THE TRADITION PLAT NO. 20 THE PRESERVE 2, AS RECORDED IN PLAT BOOK 82, PAGE 26, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG THE WESTERLY LINE OF SAID TRADITION PLAT NO. 20 THE PRESERVE 2 THE FOLLOWING 3 COURSES AND DISTANCES; THENCE SOUTH 51°55'07" EAST, A DISTANCE OF 782.37 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 440.00 FEET, THE CHORD OF WHICH BEARS NORTH 75°57'08" EAST, 209.81 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 211.85 FEET THROUGH A CENTRAL ANGLE OF 27°35'12"; THENCE NORTH 89°44'44" EAST, A DISTANCE OF 277.08 FEET TO THE NORTHWEST CORNER OF TRADITION PLAT NO. 16, AS RECORDED IN PLAT BOOK 44. PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 00°06'55" WEST, ALONG THE WEST LINE OF SAID TRADITION PLATING, 16, A DISTANCE OF 1,493,94 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.410 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:

1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS, AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS. IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE

2. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS 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 FACILITIES OF A PUBLIC 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. UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, 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.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS 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 SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

4. THE OPEN SPACE TRACTS (0-1 THROUGH 0-17) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 2), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 9"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "NEW CIP DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED INTERLOCAL AGREEMENTS) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2983, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

7. THE AMENITY CENTER TRACT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC.

8. LIFT STATION EASEMENT LSE, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. 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 BOUNDARY 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, EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR 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 OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, 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. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS 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.

9. THE WATER MANAGEMENT ACCESS EASEMENTS, ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 9"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "NEW CIP DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED INTERLOCAL AGREEMENTS) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2983, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

10. THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. 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. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.

11. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 1 AND S.M.T. 2) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. 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 THEREFORE OR COST TO THE CITY.

12. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.

13. WETLAND TRACTS AND WATER MANAGEMENT EASMENTS (W.M.E.), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

14. 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.

15. TRACT RW1 (FERNLAKE DRIVE), 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 PURPOSES.

16. TRACT RW2 (TRADITION PARKWAY), 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 PURPOSES.

### EMERY

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

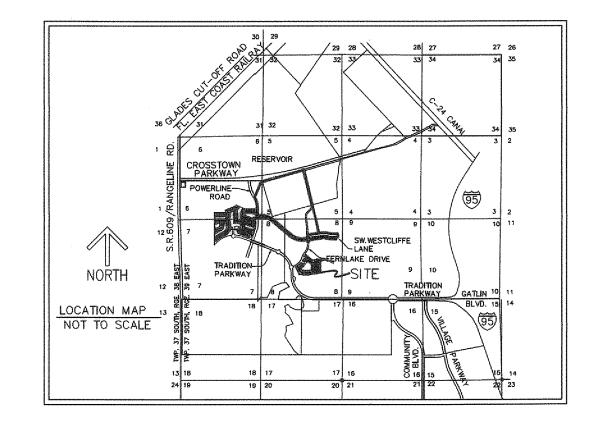
CAULFIELD and WHEELER, INC.

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 CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE HOUSE., 2021

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

PRINTED NAME Shawon M Martini TITLE VICE Mayor SIGNATURE

SIGNATURE

PRINTED NAME

SIGNATURE

PRINTED NAME

PRINTED NAME

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 12 DAY OF 2021

WITNESS: PRIL SEXALET

MATTAMY PALM BEACH, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY:

ANTHONY PALUMBO
VICE PRESIDENT

WITNESS: Don Works
PRINT NAME JOER Arrington

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR

ONLINE NOTARIZATION, THIS ZO DAY OF \_\_\_\_\_\_\_, 2021, BY

Shanan M. Marlin \_\_\_\_\_\_\_, OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL

CORPORATION OF THE STATE OF FLORIDA, ON BEHALF OF THE CITY, WHO IS PERSONALLY KNOWN TO

ME OR HAS PRODUCED \_\_\_\_\_\_\_ AS IDENTIFICATION.

HH123246 4/27/2025 COMMISSION NO. & EXPIRATION DATE NOTARY PUBLIC, STATE OF FLORIDA

T NAME: Bryan Pankhuist

ACKNOWLEDGEMENT: STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13 DAY OF JULY , 2021, BY ANTHONY PALUMBO, 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 /3 DAY OF July , 2021.

GG949718 1-22-24 COMMISSION NO. & EXPIRATION DATE

NOTARD PUBLIC, STATE OF FLORIDA

PRINT NAME: JUNE HWST

MATTAMY PALM BEACH, LLC,
DELAWARE LIMITED LIABILITY COMPANY

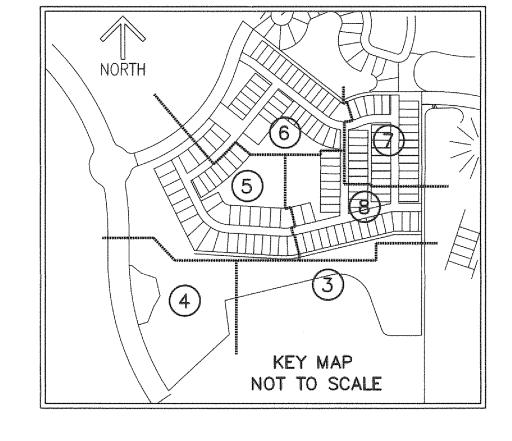
MATTAMY PALM BEACH, LLC,
DELAWARE LIMITED LIABILITY COMPANY
NOTARY



INSTR # 4900497 P BK 96 Pages 15 - 22 RECORDED 07/27/2021 02:24:40 PMf1 SAINT LUCIE COUNTY PLAT BOOK <u>96</u> PAGE <u>15</u>

DEPUTY CLERK PETERSONZ

SHEET 1 OF 8



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 96, PAGE(S) 15-23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 27th, DAY OF 1 2021.

MCHELLE R. MILLER
CLERK OF THE CIRCUIT COURT



SURVEY NOTES:

ST. LUCIE COUNTY, FLORIDA

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 NORTH LINE OF TRADITION PLAT NO. 58, AS RECORD IN PLAT BOOK 59, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LINE BEARS N 89°53'06" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

. 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.

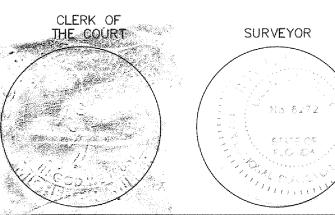
SURVEYOR'S CERTIFICATE: STATE OF FLORIDA

COUNTY OF ST. LUCIE

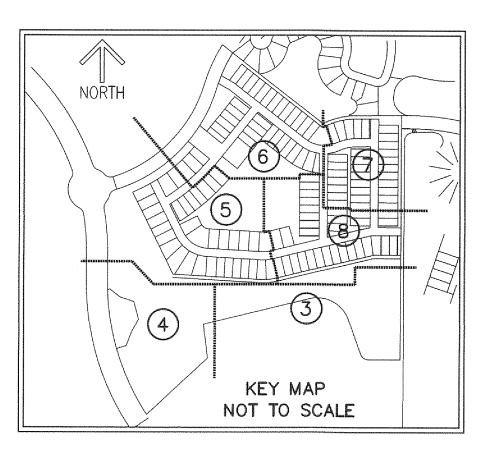
RONNIE L. FURNISS

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.

CERTIFICATION OF AUTHORIZATION N LB 3591



PSLUSD PROJECT NO. 5392 CITY OF PORT ST. LUCIE PROJECT NO. P21-042



#### TABULAR DATA:

TABULAR DATA	ACRES
RESIDENTIAL LOTS	19.489
TRACT R	6.024
TRACT RW1	2.055
TRACT RW2	2.807
AMENITY TRACT	0.410
TRACT S.M.T. 1	4.433
TRACT S.M.T. 2	9.927
W.M.E.	0.893
TRACT W-35	4.269
OPEN SPACE TRACT 1	0.043
OPEN SPACE TRACT 2	0.026
OPEN SPACE TRACT 3	0.036
OPEN SPACE TRACT 4	0.025
OPEN SPACE TRACT 5	0.118
OPEN SPACE TRACT 6	0.112
OPEN SPACE TRACT 7	0.550
OPEN SPACE TRACT 8	0.123
OPEN SPACE TRACT 9	0.971
OPEN SPACE TRACT 10	0.041
OPEN SPACE TRACT 11	0.239
OPEN SPACE TRACT 12	1.303
OPEN SPACE TRACT 13	0.175
OPEN SPACE TRACT 14	0.074
OPEN SPACE TRACT 15	0.951
OPEN SPACE TRACT 16	4.114
OPEN SPACE TRACT 17	0.202
TOTAL AREA THIS PLAT	59.410

EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

EMERY HOMEOWNERS
ASSOCIATION OF ST. LUCIE COUNTY, INC,
A FLORIDA CORPORATION
NOT FOR PROFIT.

BY: ANTHONY J. PALUMBO JH
PRESIDENT

EMERY HOMEOWNERS ASSOCIATION

OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT: ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PLAM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF DAY OF 2021, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF EMERY AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND A	AND	OFFICIAL	SEAL	THIS	1314	DAY	OF	July	202
	", "	01110111	~ · · · · · · · · · · · · · · · · · · ·	11,110	<del></del>	0/11	$\circ$		2 \

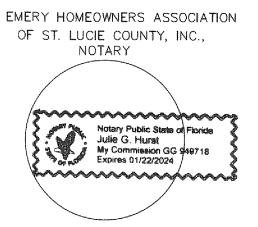
1-27-24 COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

GG949718 COMMISSION NUMBER

PRINT NAME: Julie Hurst

EMERY HOMEOWNERS ASSOCIATION
OF ST. LUCIE COUNTY, INC.,



## **EMERY**

A PLANNED UNIT DEVELOPMENT
BEING A PORTION OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 — (561)392—1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

ACCEPTANCE OF DEDICATION:

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 9"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "NEW CIP DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED INTERLOCAL AGREEMENTS) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2983, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OF WATER MANAGEMENT TRACTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS, NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY 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 TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIQEMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIQEMENTS RELATING TO SUCH FACILITIÈS. AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 9 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

CHAIRMAN: Jeremy Bunner

CHAIRMAN: Jeremy Bunner

SEERETARY: Joel Arrington

ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF INGRESS AND EGRESS OF TRACT R, IRRIGATION EASEMENTS (IQE), SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT.

DATED THIS 13th DAY OF July , 2021

CHAIRMAN: Jeremy Burner SECRETARY: Joe (Arringto)

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE 27 DAY OF JUNE 2021, AT 600 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, THE ENTITY 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 2020.
- 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 14th DAY OF July, 2021

STEVEN R. PARSON, PARTNER FLORIDA BAR NO. 351903 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 EMRY, 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 \_\_\_\_\_\_\_, 2021.

CITY OF PORT ST LUCIE: STEED MAYOR

ATTEST:

SALLY WALSH, CITY CLERK



PSLUSD PROJECT NO. 5392 CITY OF PORT ST. LUCIE PROJECT NO. P21-042

SHEET 2 OF 8

EMERY LEGEND/ABBREVIATIONS

© - CENTERLINE A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTION 8, Δ - DELTA (CENTRAL ANGLE) NORTH A - DELIA (CENTRAL ANGLE)
AC - ACRES
CB - CHORD BEARING
CBE - CONSERVATION BUFFER EASEMENT
CD - CHORD DISTANCE
DE - DRAINAGE EASEMENT
EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
FE - FENCE EASEMENT
IQE - IRRIGATION QUALITY EASEMENT
I - ARC LENGTH TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA GRAPHIC SCALE THIS INSTRUMENT PREPARED BY L - ARC LENGTH

LB - LICENSED BUSINESS

LBE - LANDSCAPE BUFFER EASEMENT

LME - LAKE MAINTENANCE EASEMENT 0 20 40 RONNIE L. FURNISS OF CAULFIELD and WHEELER, INC. ( IN FEET ) LMAE - LAKE MAINTENANCE ACCESS EASEMENT LSE - LIFT STATION EASEMENT
WME - WATER MANAGEMENT EASEMENT
MEB - MAINTENANCE EASEMENT BUFFER INTENDED DISPLAY SCALE SURVEYORS - ENGINEERS - PLANNERS 1 INCH = 40 FEET 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591 ORB - OFFICIAL RECORD BOOK PB - PLAT BOOK PDE - PRIVATE DRAINAGE EASEMENT PG - PAGE PUE - PUBLIC UTILITY EASEMENT PSLUE - DENOTES PRIVATE UTILITY EASEMENT KEY MAP MATCH LINE SHEET 8 NOT TO SCALE R - RADIUS

(R) - INDICATES RADIAL LINE

RBE - ROADWAY BUFFER EASEMENT

SF - SQUARE FEET

UE - UTILITY EASEMENT

WMAE - WATER MANAGEMENT ACCESS 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 5 MATCH LINE SHEET 8 TRACT S.M.T. 2 (WMAE/IQE) 9.927 AC SET PRM SET PRM TRADITION PLAT NO. 58 (PB 59, PG 21) SET PRM N89°53'05"W 194.96' R=50.00'-Δ=70°02'04" NORTH LINE OF TRADITION PLAT NO. 58 (BEARING REFERENCE) L=61.12' CD=57.38' LIMIT OF PLAT CB=N54\*52'03"W POINT OF BEGINNING — NORTHEAST CORNER OF TRADITION PLAT NO. 58

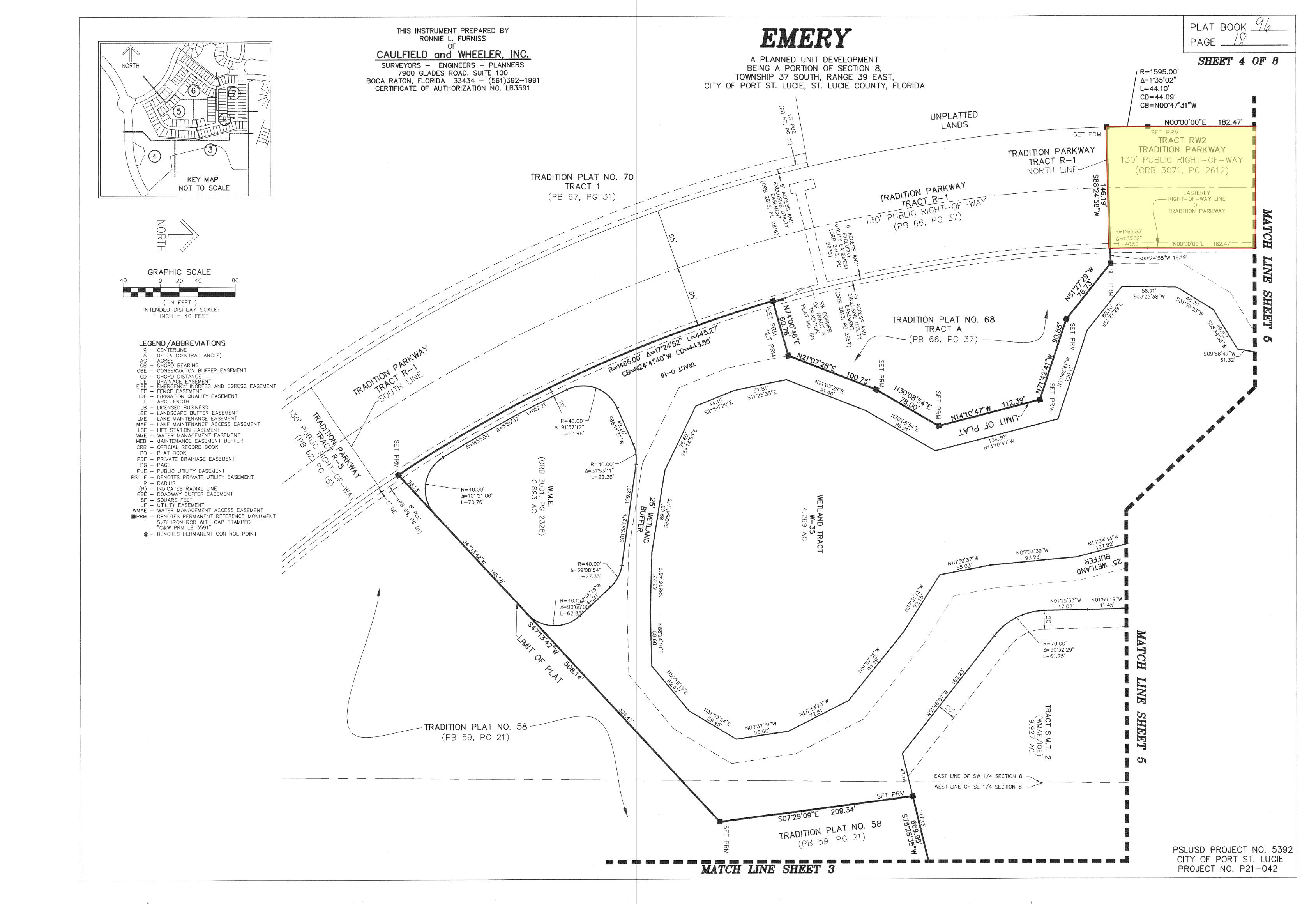
PLAT BOOK 16

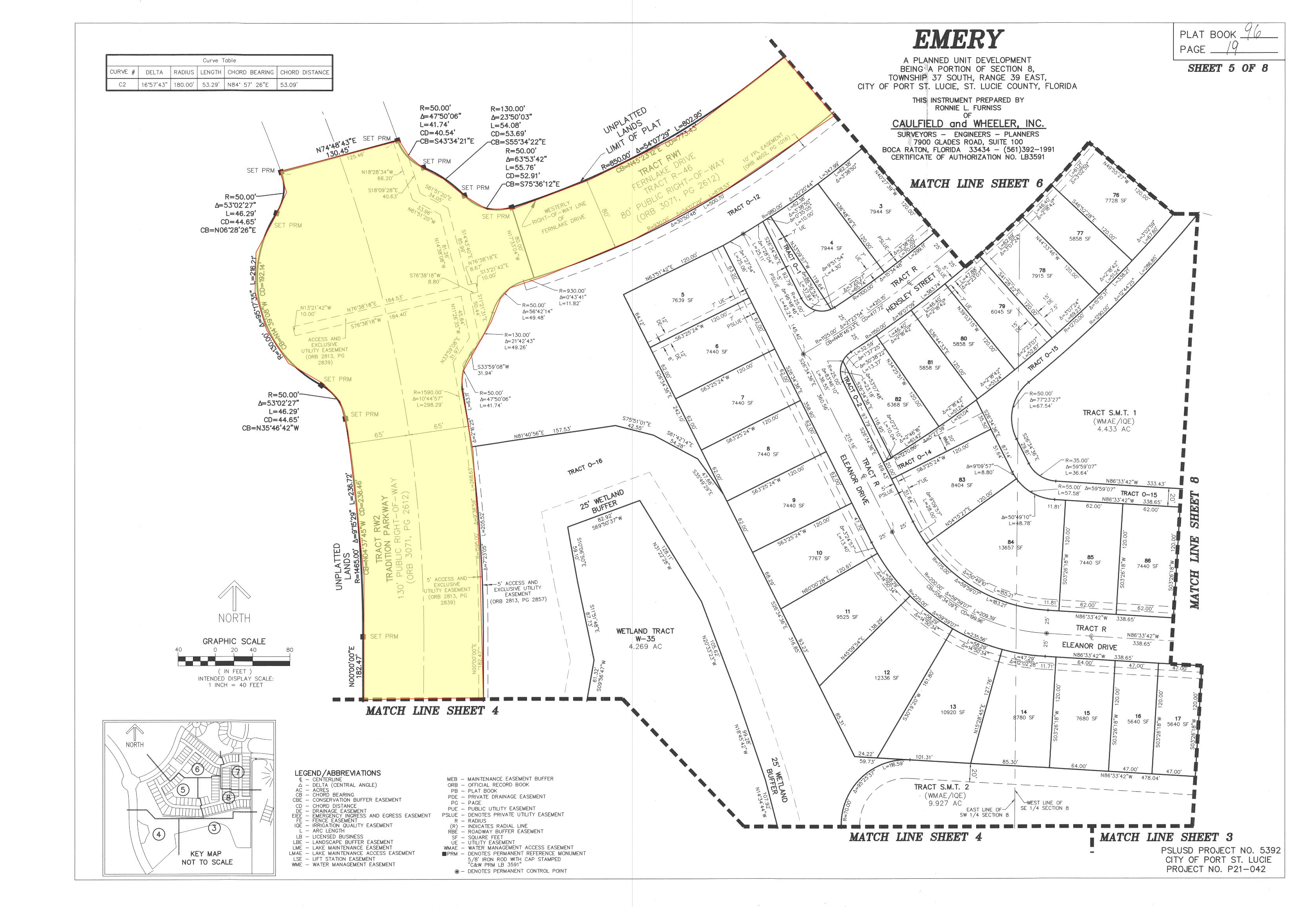
9 2

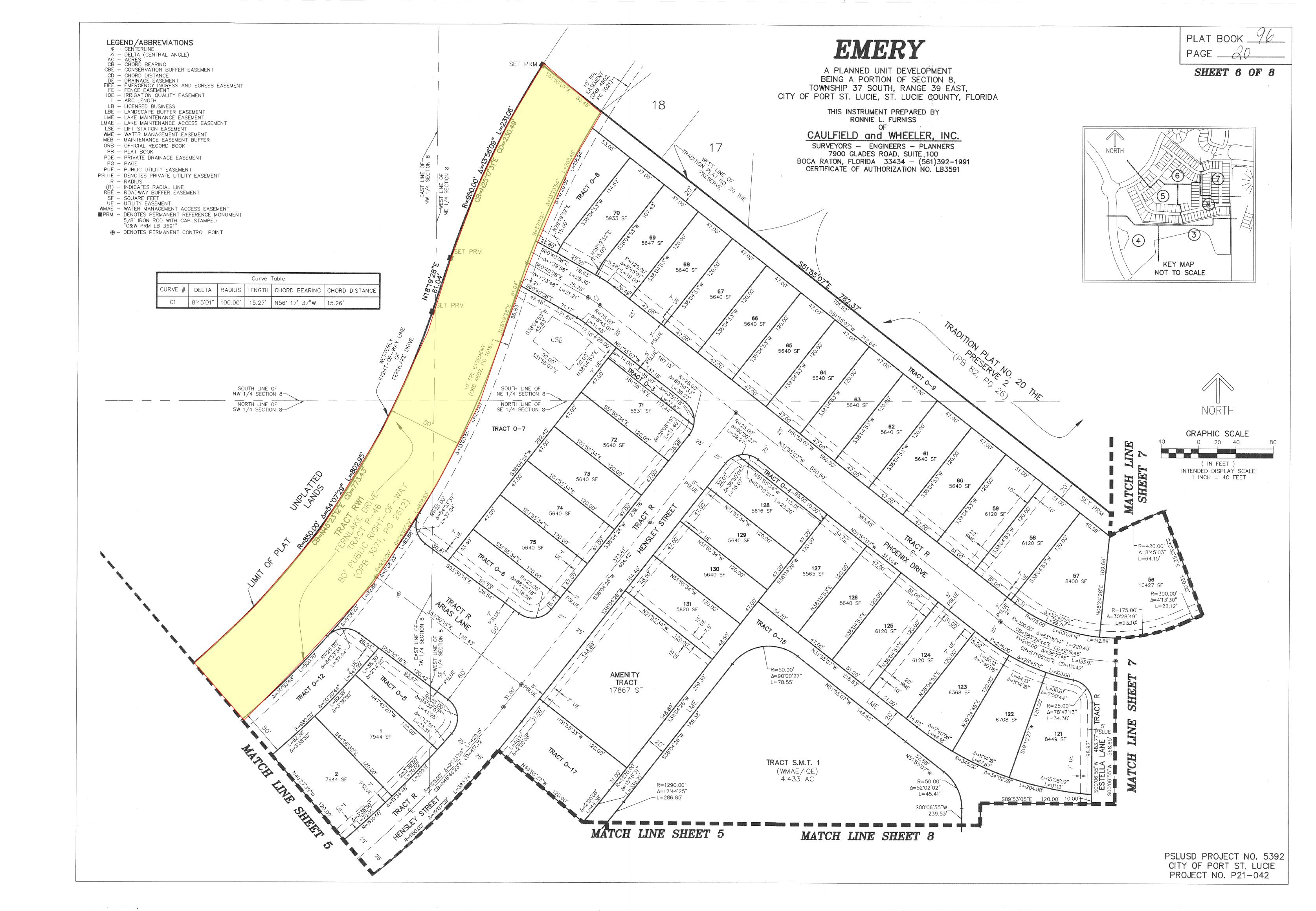
TRADI'

SHEET 3 OF 8

PSLUSD PROJECT NO. 5392 CITY OF PORT ST. LUCIE PROJECT NO. P21-042







LEGEND/ABBREVIATIONS ℚ – CENTERLINE  $\triangle$  - DELTA (CENTRAL ANGLE) AC - ACRES CB - CHORD BEARING

0 20 40

( IN FEET )

1 INCH = 40 FEET

EMERY

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

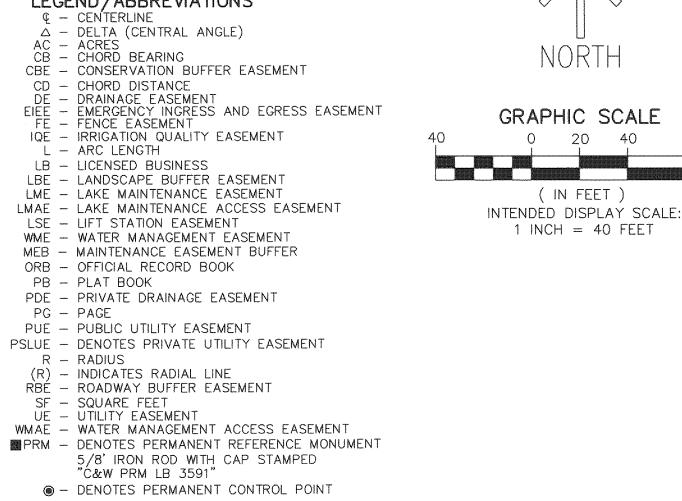
SHEET 7 OF 8

A PLANNED UNIT DÉVELOPMENT BEING A PORTION OF SECTION 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



KEY MAP

NOT TO SCALE

CBE - CONSERVATION BUFFER EASEMENT

IQE - IRRIGATION QUALITY EASEMENT

LBE - LANDSCAPE BUFFER EASEMENT LME - LAKE MAINTENANCE EASEMENT

WME - WATER MANAGEMENT EASEMENT

PDE - PRIVATE DRAINAGE EASEMENT

(R) - INDICATES RADIAL LINE RBE - ROADWAY BUFFER EASEMENT

"C&W PRM LB 3591"

5/8' IRON ROD WITH CAP STAMPED

PUE - PUBLIC UTILITY EASEMENT

SF - SQUARE FEET UE - UTILITY EASEMENT

MEB - MAINTENANCE EASEMENT BUFFER

LSE - LIFT STATION EASEMENT

ORB - OFFICIAL RECORD BOOK

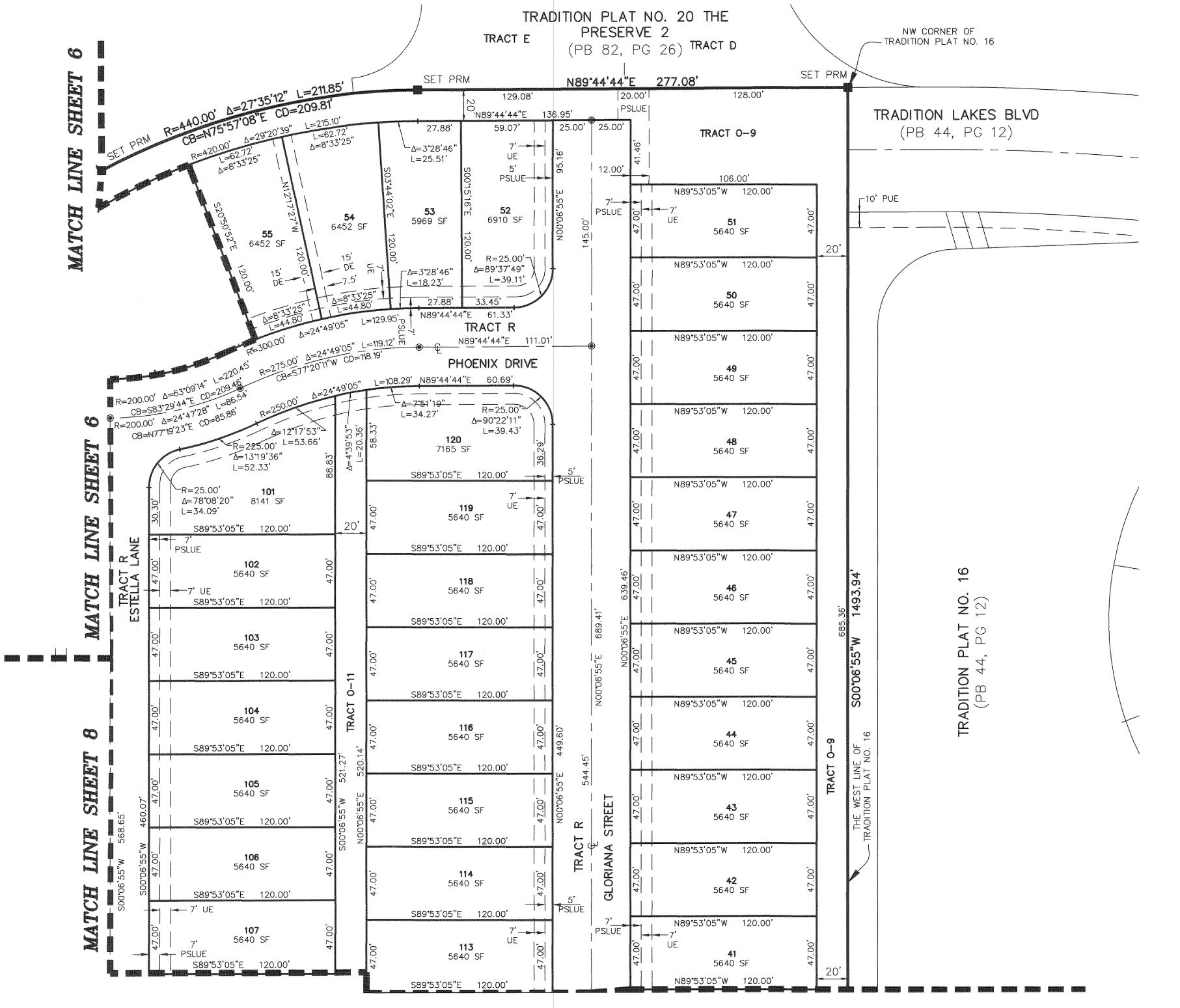
PB - PLAT BOOK

PG - PAGE

R - RADIUS

CD - CHORD DISTANCE

L - ARC LENGTH LB - LICENSED BUSINESS





A PLANNED UNIT DEVELOPMENT BEING A PORTION OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY RONNIE L. FURNISS

NORTH

KEY MAP NOT TO SCALE CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 - (561)392-1991 CERTIFICATE OF AUTHORIZATION NO. LB3591

S89\*53'05"E 120.00'

**100** 5640 SF

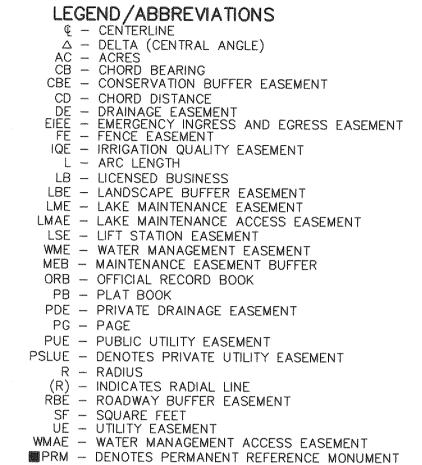
S89\*53'05"E 120.00'

5640 SF

S89°53'05"E 120.00'

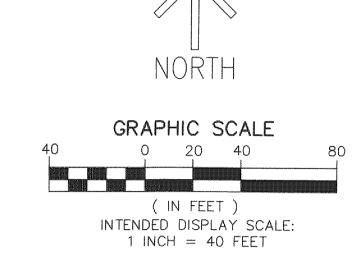
**98** ,51 30 5820 SF ,57.

MATCH LINE SHEET 6



5/8' IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"

● - DENOTES PERMANENT CONTROL POINT



C	TRACT S.M.T. 1 (WMAE/IQE) 4.433 AC	Curve Toble  CURVE # DELTA RADIUS LENGTH CHORD BEARING CHORD DISTANCE  C3 1'42'54" 245.00' 7.33' S89' 15' 28"W 7.33'  C4 11'55'26" 245.00' 50.99' S82' 26' 18"W 50.90'  MATCH LINE SHEET 7
S03'26'18"W 120.00'	N86'33'42"W 333.43"  N86'33'42"W 338.65'  DE	S89*53'05"E 120.00'  S89*53'05

MATCH LINE SHEET 3