

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

INSTR # 3651880
P BK 66 Pages 37 - 39
RECORDED 12/01/11 10:11:16
SAINT LUCIE COUNTY
DOC STAMP-D Fee Doc Stamps (Deed), \$0.00;
DOC STAMP-M Fee Doc Stamps (Mortgage), \$0.00;
INT TAX Fee Intangible Tax, \$0.00;

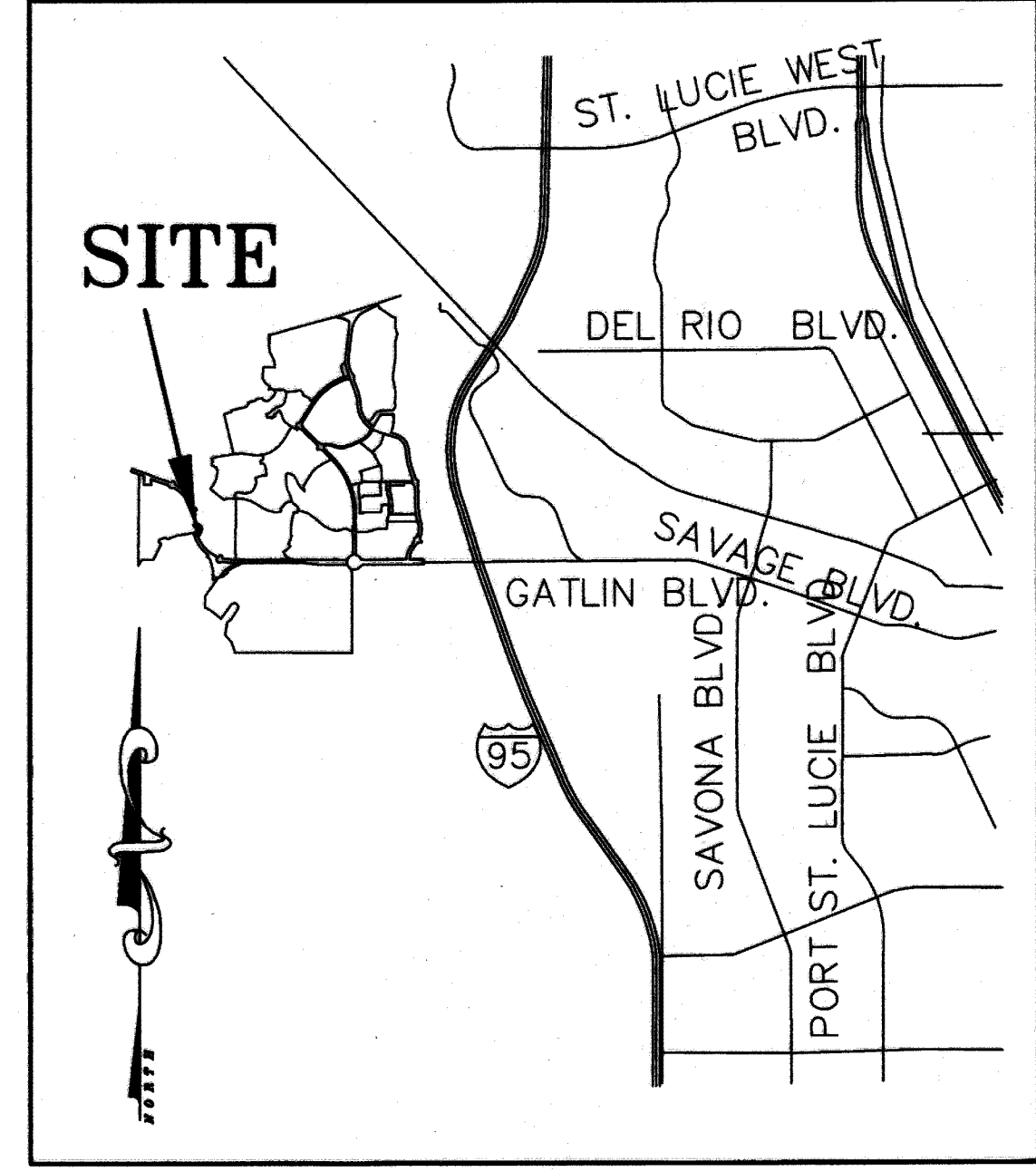
DESCRIPTION:

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 2



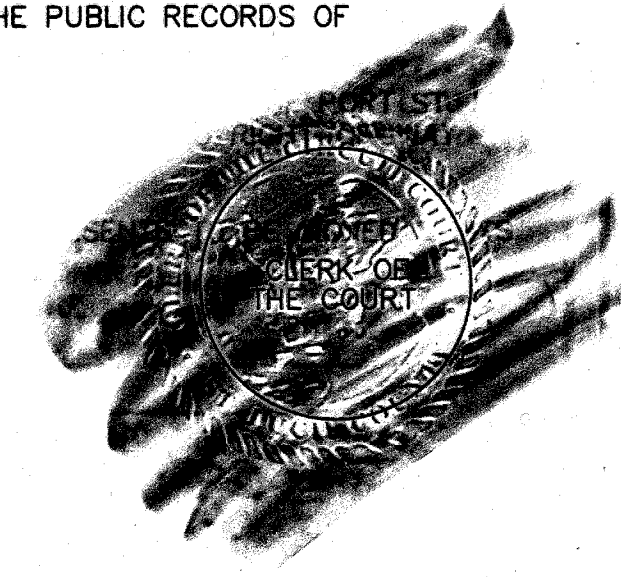
LOCATION MAP
NOT TO SCALE

CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 66, PAGE(S) 37-39 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 15th DAY OF December, 2011.

Joseph E. Smith
JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE CITY OF PORT ST. LUCIE AND
PSL 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:
* CONTINUED ON SHEET 2
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 13th DAY OF September, 2011.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

PSL ACQUISITIONS, LLC,
AN IOWA LIMITED LIABILITY COMPANY
DOING BUSINESS IN THE STATE OF FLORIDA
AS PSL ACQUISITIONS I, LLC

BY: President
David C. Felton
PRESIDENT
David C. Felton
PRINTED NAME

WITNESS:
Jean E. Sakowski
SIGNATURE
Jean E. Sakowski
PRINTED NAME
WITNESS:
James H. Anderson
SIGNATURE
James H. Anderson
PRINTED NAME

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 David C. Felton 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 he EXECUTED SAID INSTRUMENT AS President OF SAID LIMITED LIABILITY COMPANY. I PERSONALLY KNOW TO ME.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 13th DAY OF September, 2011.

DD567269
COMMISSION NO. &
EXPIRATION DATE March 9, 2013

Jean E. Sakowski
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Jean E. Sakowski
Jean E. Sakowski
JEAN E. SAKOWSKI
MY COMMISSION # IS 067269
EXPIRES: March 9, 2013
Brought To You By Public Notary.com

* CONTINUED ON SHEET 2

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 September 15, 2011 ISSUED BY OLD 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 HEREON ARE LISTED AS FOLLOWS:

NONE

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

DATED THIS 16th DAY OF September, 2011.

DEAN, MEAD, MINTON & ZWEMER
BY: *W. Lee Dobbins*
W. LEE DOBBINS
VICE PRESIDENT
1903 S 25th STREET, SUITE 200
FORT PIERCE, FL 34947

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 17th DAY OF October, 2011.

ATTEST:
Karen A. Phillips
KAREN A. PHILLIPS, CITY CLERK

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



SURVEYOR'S NOTES:

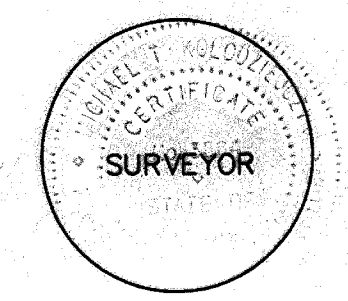
- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF TRADITION PLAT NO. 24 PHASE 1 HAVING A BEARING OF N55°38'36"E.
- 2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION 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 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 61G17-6, 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 19th DAY OF September, 2011.

Michael T. Kolodziejczyk
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

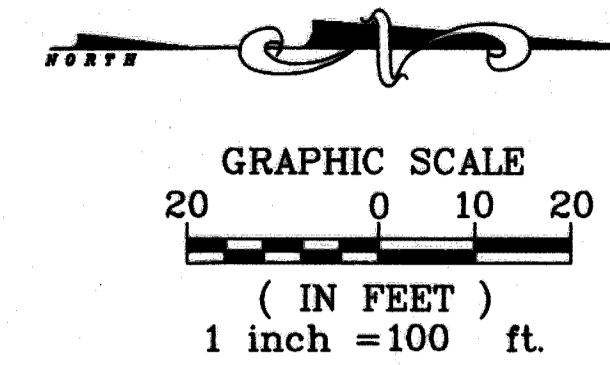
MICHAEL T. KOLODZIEJCZYK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3864

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

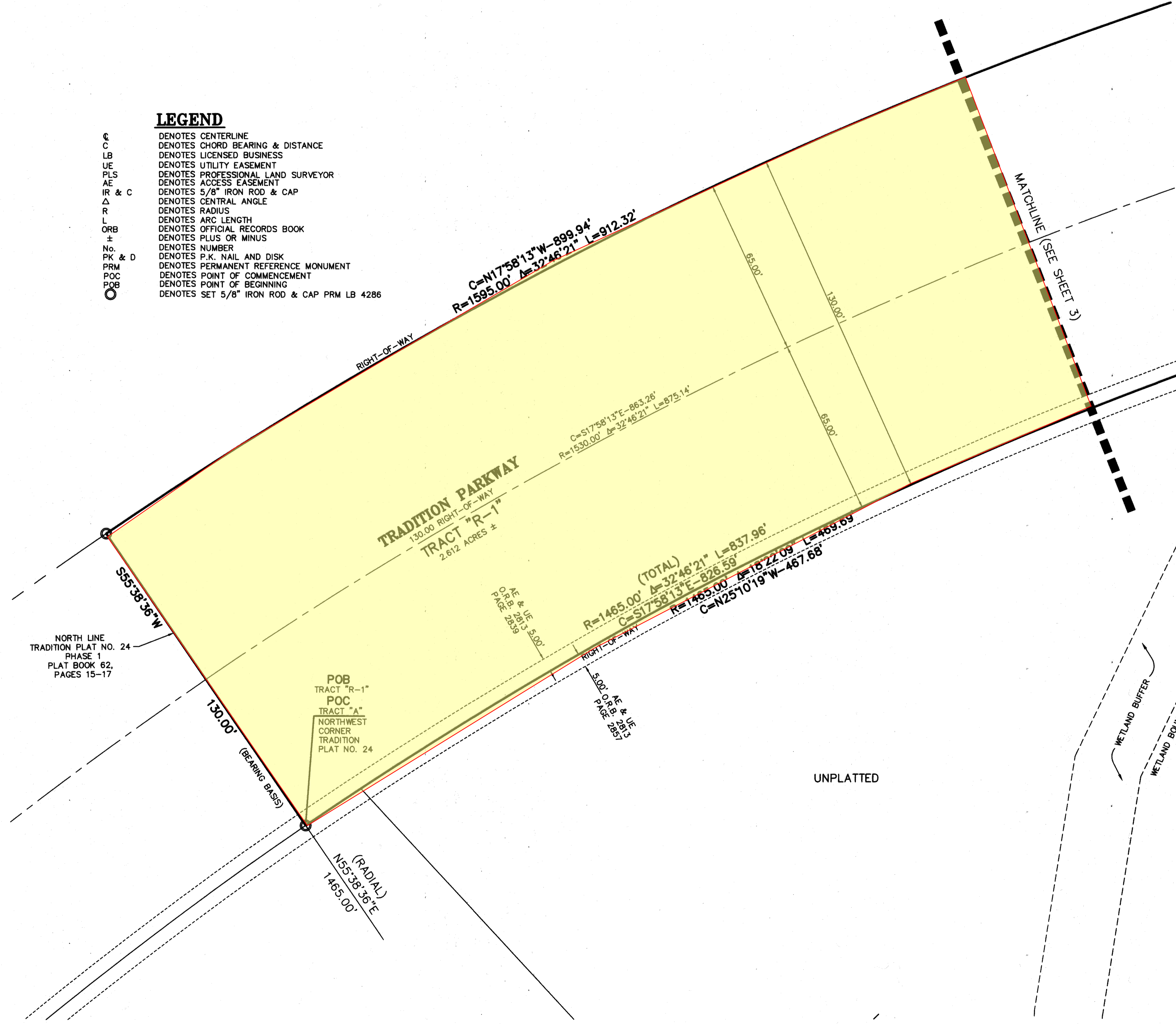
TRADITION PLAT NO. 68

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

PLAT BOOK 66
PAGE 38



- LEGEND**
- ⊙ DENOTES CENTERLINE
 - C DENOTES CHORD BEARING & DISTANCE
 - LB DENOTES LICENSED BUSINESS
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - AE DENOTES ACCESS EASEMENT
 - IR & C DENOTES 5/8" IRON ROD & CAP
 - Δ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - ± DENOTES PLUS OR MINUS
 - No. DENOTES NUMBER
 - PK & D DENOTES P.K. NAIL AND DISK
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - POC DENOTES POINT OF COMMENCEMENT
 - POB DENOTES POINT OF BEGINNING
 - DENOTES SET 5/8" IRON ROD & CAP PRM LB 4286



DESCRIPTION: (CONTINUED)

TOGETHER WITH:
BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 837.96 FEET THROUGH A CENTRAL ANGLE OF 32°46'21" TO THE POINT OF BEGINNING.
CONTAINING 2.612 ACRES, MORE OR LESS.

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 PURPOSES.

IN WITNESS WHEREOF THE ABOVE NAMED CITY OF PORT ST. LUCIE HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR. THIS 25th DAY OF OCTOBER, 2011.

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

BY: Joann M. Faiella
JOANN M. FAIELLA, MAYOR

WITNESS:
Bonnie R. Cruz
PRINTED NAME:

WITNESS:
Yvette Cruz
PRINTED NAME:

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF OCTOBER, 2011 BY JOANN M. FAIELLA OF THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, AND SHE ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT AS MAYOR OF SAID CITY OF PORT ST. LUCIE. SHE IS PERSONALLY KNOWN TO ME, OR () HAS PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.
0040899
10-7-13
COMMISSION NO. & EXPIRATION DATE
Karen A. Phillips
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Karen 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 9:25 P.M.
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 FOLLOWS:

NONE
DATED THIS 30th DAY OF NOVEMBER, 2011.

BY: Roger Orr
ROGER ORR, ESQUIRE
PORT ST. LUCIE CITY ATTORNEY
121 SW PORT ST. LUCIE BOULEVARD
PORT ST. LUCIE, FL 34984

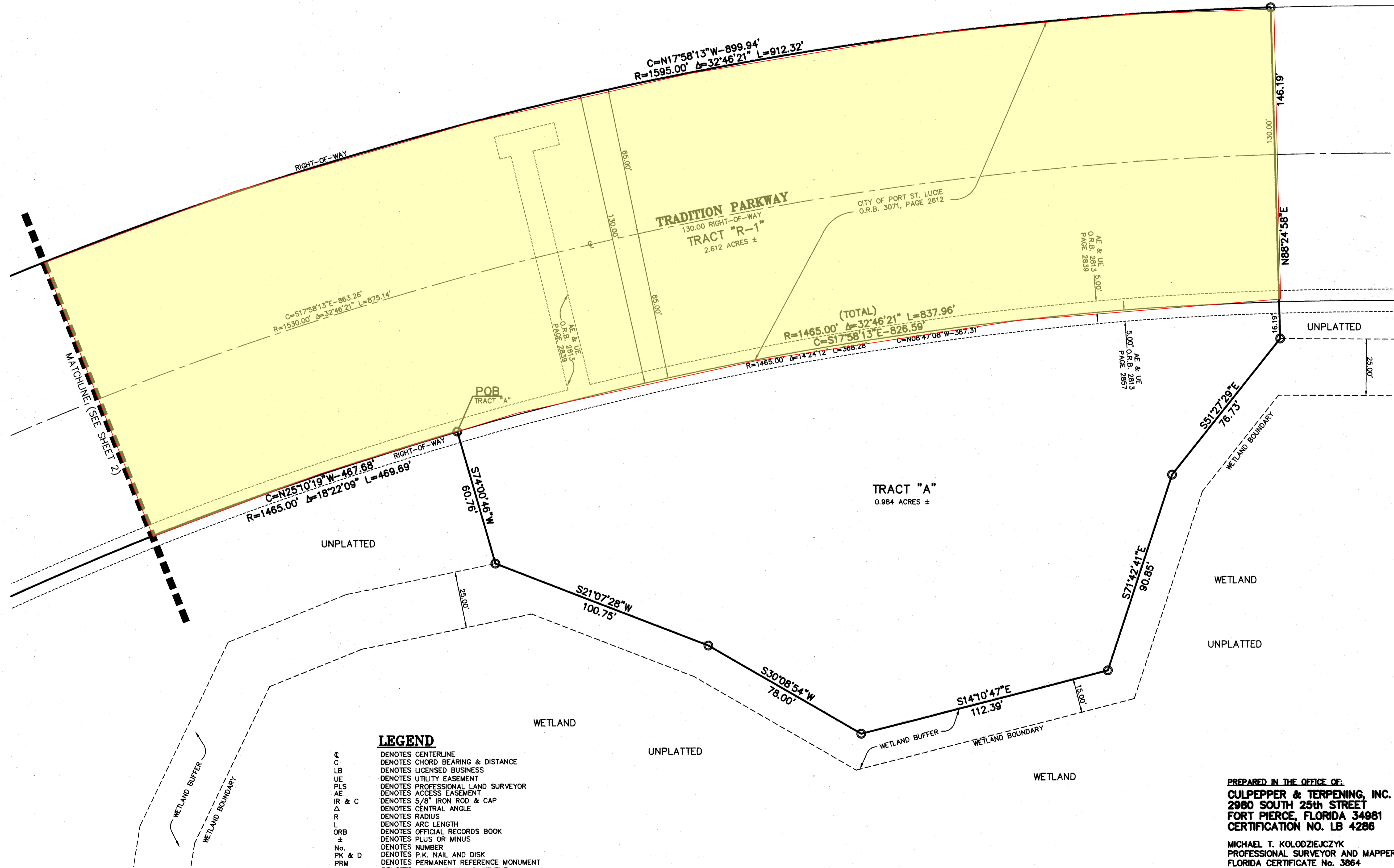
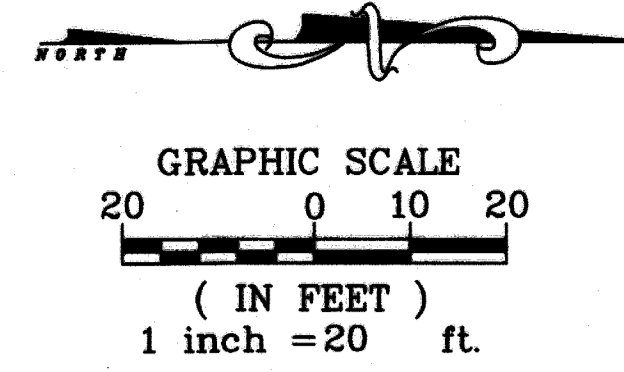
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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

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

TRADITION PLAT NO. 68

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



$C=S17^{\circ}58'13''E-863.26'$
 $R=1530.00'$ $\Delta=32^{\circ}46'21''$ $L=875.14'$

$C=N17^{\circ}58'13''W-899.94'$
 $R=1595.00'$ $\Delta=32^{\circ}46'21''$ $L=912.32'$

TRADITION PARKWAY
130.00 RIGHT-OF-WAY
TRACT "R-1"
2.612 ACRES ±

(TOTAL)
 $R=1465.00'$ $\Delta=32^{\circ}46'21''$ $L=837.96'$
 $C=S17^{\circ}58'13''E-826.59'$

$C=N25^{\circ}10'19''W-467.68'$
 $R=1465.00'$ $\Delta=18^{\circ}22'09''$ $L=469.69'$

TRACT "A"
0.984 ACRES ±

- LEGEND**
- C DENOTES CENTERLINE
 - LB DENOTES LICENSED BUSINESS
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - AE DENOTES ACCESS EASEMENT
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 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - ± DENOTES PLUS OR MINUS
 - No. DENOTES NUMBER
 - PK & D DENOTES P.K. NAIL AND DISK
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - POC DENOTES POINT OF COMMENCEMENT
 - POB DENOTES POINT OF BEGINNING
 - DENOTES SET 5/8" IRON ROD & CAP PRM LB 4286

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

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
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

INSTR # 4686171
P.Bk 100 Pages 20 - 31
RECORDED 01/20/2022 01:03:25 PM
SAINT LUCIE COUNTY
DEPUTY CLERK LEVERITYA

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 OFFICIAL 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°11'52" 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° 08' 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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 ~~Vice President~~ City Manager THIS 20 DAY OF JANUARY, 2022.

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

BY: Russ Blackburn Jessica Heinz
PRINTED NAME Russ Blackburn SIGNATURE
TITLE City Manager PRINTED NAME Jessica Heinz

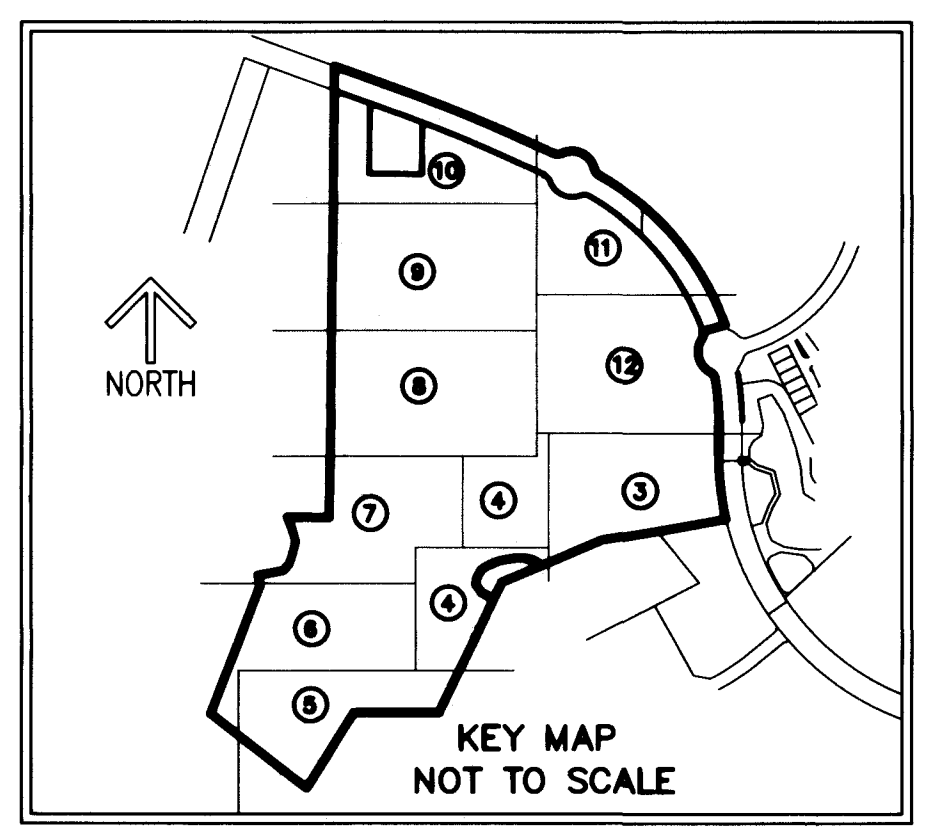
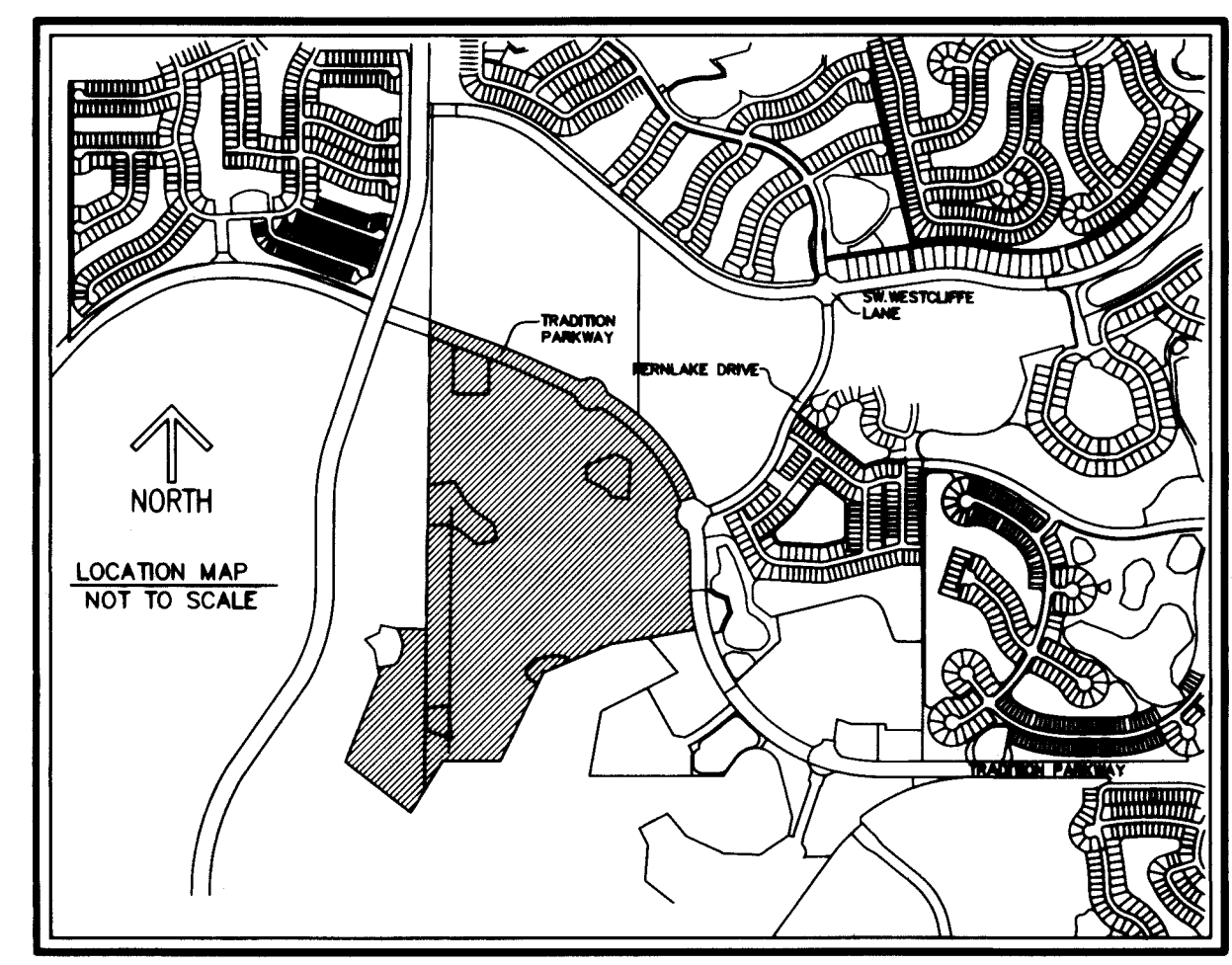
Anthony Palumbo
SIGNATURE
PRINTED NAME Anthony Palumbo

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 JANUARY, 2022.

MATTAMY PALM BEACH LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Anthony Palumbo
SIGNATURE
PRINTED NAME Anthony Palumbo
VICE PRESIDENT

WITNESS: Frank Cavelle
PRINT NAME
WITNESS: Frank Cavelle
PRINT NAME



CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 100, PAGE(S) 20-31 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 20 DAY OF JANUARY, 2022.

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

SURVEY NOTES:

- 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 THE PLAT.
- 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 20 DAY OF JANUARY, 2022.

Ronnie L. Furniss
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20 DAY OF JANUARY, 2022, BY Russ Blackburn 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JANUARY, 2022.

66185909 2-14-22
COMMISSION NO. & EXPIRATION DATE
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Sharna Orleans

SHARNA DONLEAVY
Notary Public - State of Florida
Commission # GG 183869
My Comm. Expires Feb 14, 2022
Bonded Through National Notary Assn.

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

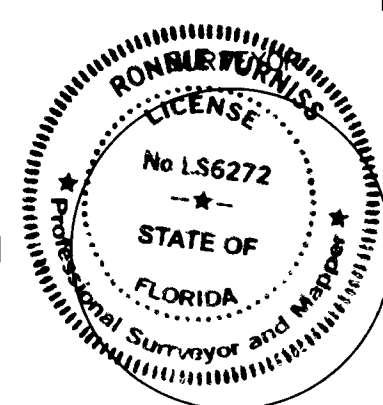
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 20 DAY OF JANUARY, 2022, BY ANTHONY PALUMBO, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF JANUARY, 2022.

173500 3/12/22
COMMISSION NO. & EXPIRATION DATE
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: ANGELA SHEPHERD

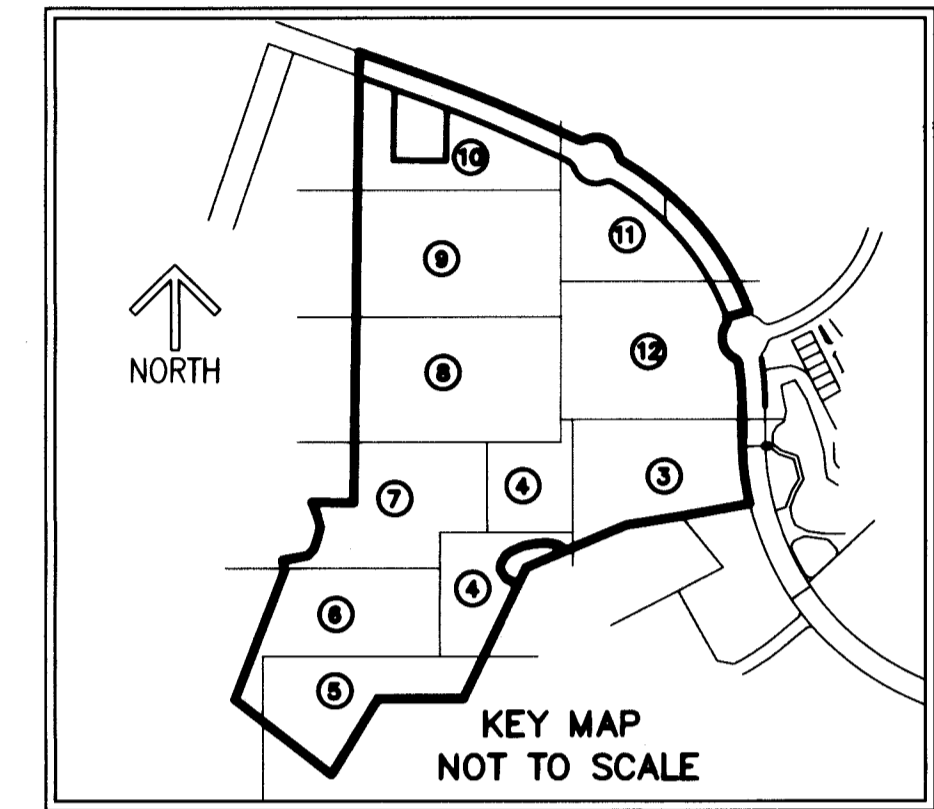
ANGELA DAWN SHEPHERD
Notary Public - State of Florida
Commission # GG 173500
My Comm. Expires Mar 12, 2022
Bonded Through National Notary Assn.



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
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



TABULAR DATA:

TABULAR DATA	ACRES
TRACT A	125.794
TRACT RW	8.410
TRACT REPUMP STATION	2.357
PARCEL 2 WETLAND B1	0.923
CONSERVATION TRACT NO. 76	2.16
CONSERVATION TRACT NO. 77	3.68
TOTAL AREA THIS PLAT	143.324

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 20 DAY OF JANUARY, 2022.

[Signature]
CHAIRMAN: **FRANK CONVELLS**

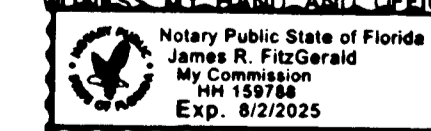
[Signature]
ASST. SECRETARY: **ANISSA CRUZ**

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21st DAY OF JANUARY, 2022, BY ANISSA CRUZ OF THE THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF JANUARY, 2022.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NO. & EXPIRATION DATE

PRINT NAME: JAMES FITZGERALD

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 19th DAY OF December, 2022, AT 2:00 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 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.

DATED THIS 20th DAY OF January, 2022

[Signature]
Steven R. Parson

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

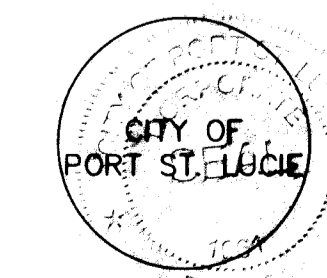
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

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 21 DAY OF January, 2022.

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

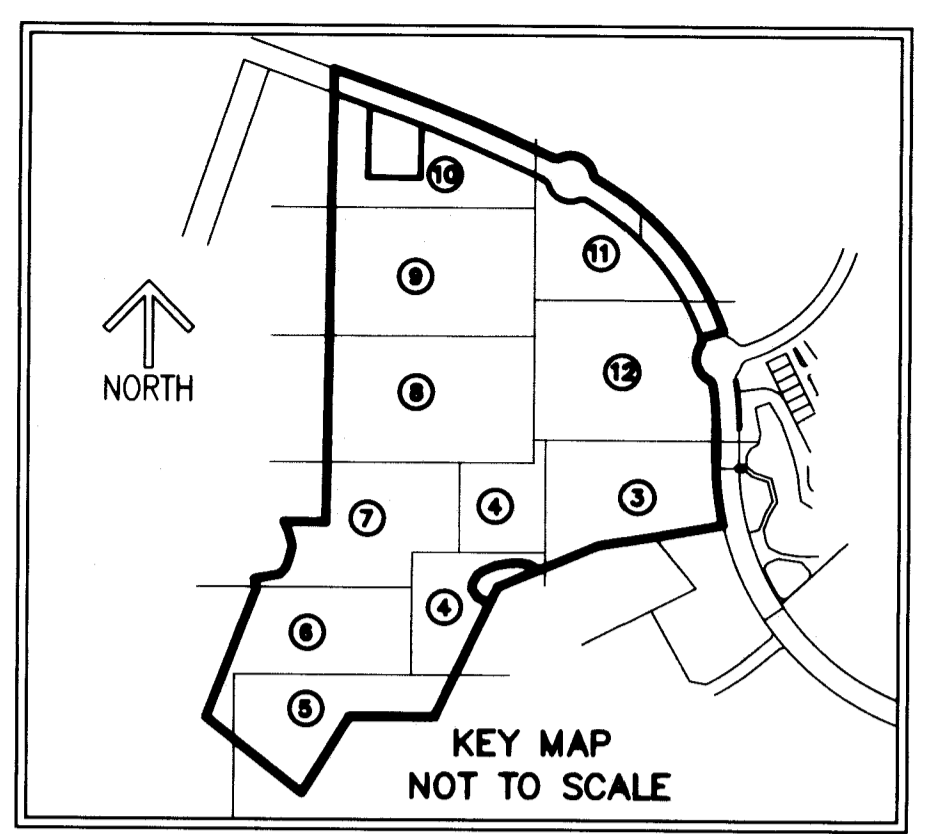
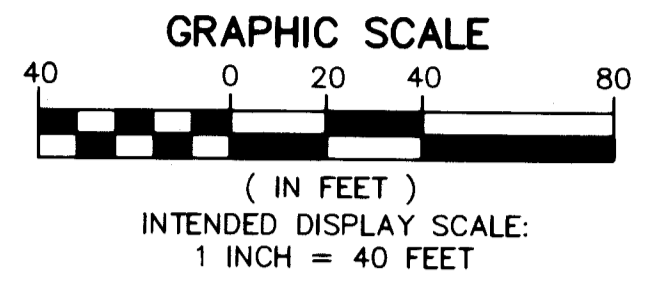
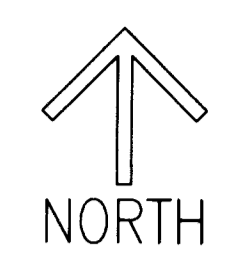
ATTEST: [Signature]
SALLY WALSH, CITY CLERK



TRADITION REGIONAL PARK

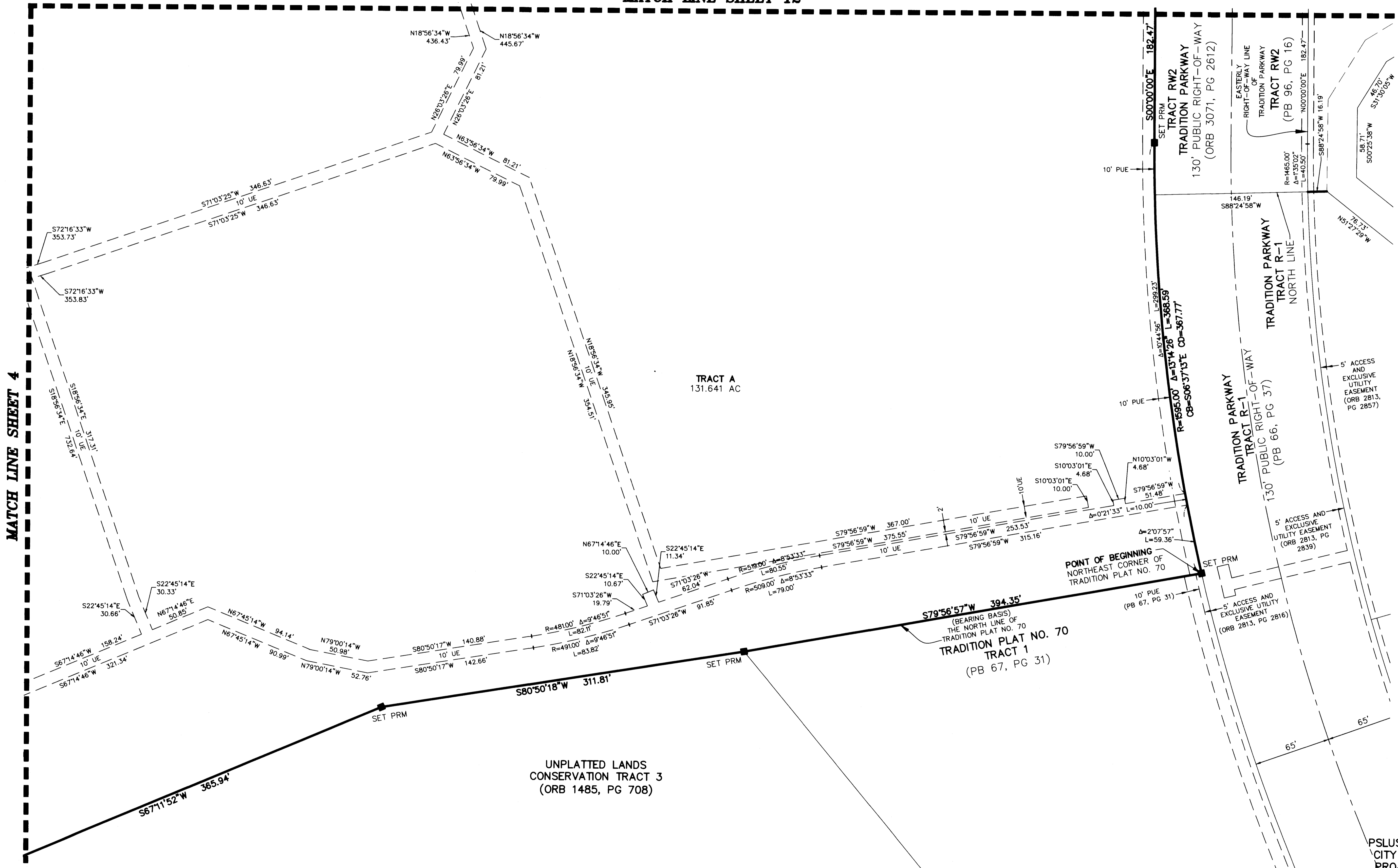
BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY
OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - 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
 - SF - SQUARE FEET
 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - WMAE - WATER MANAGEMENT REFERENCE MONUMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
 - 5/8" IRM ROD WITH CAP STAMPED
 - C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT

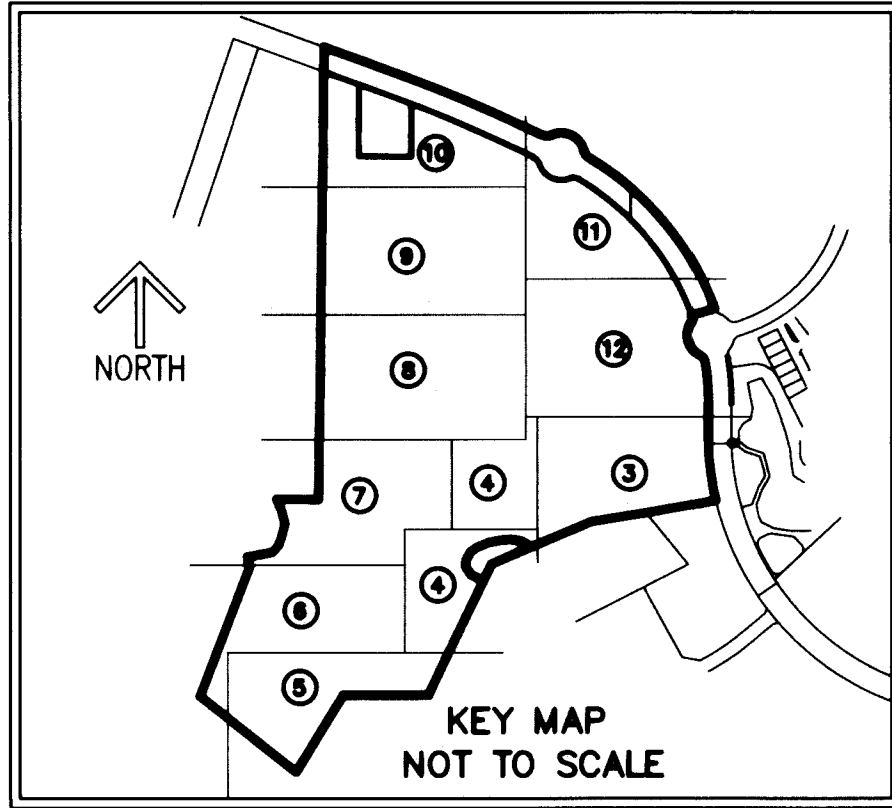
MATCH LINE SHEET 12



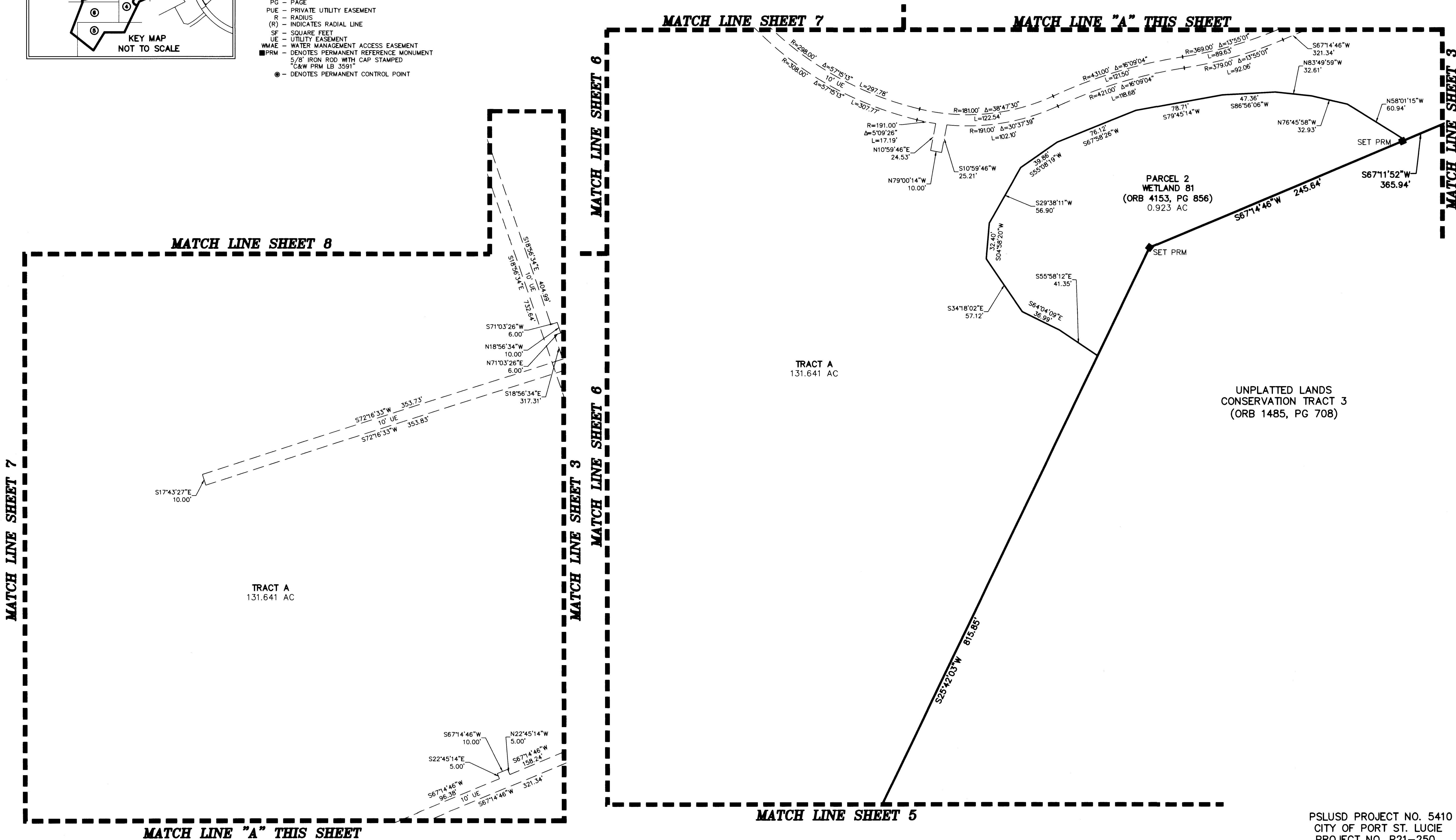
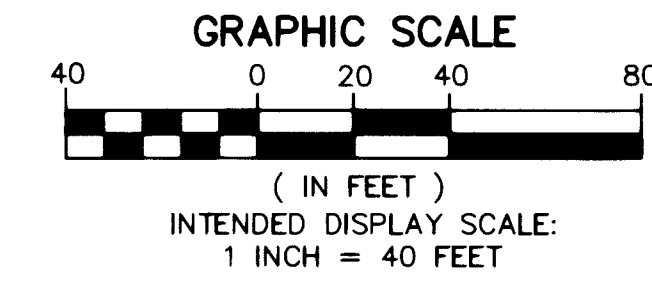
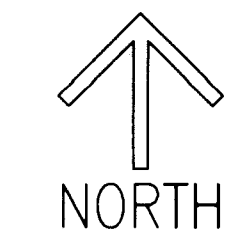
TRADITION REGIONAL PARK

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THIS INSTRUMENT PREPARED BY
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C&W PRM LB 3591
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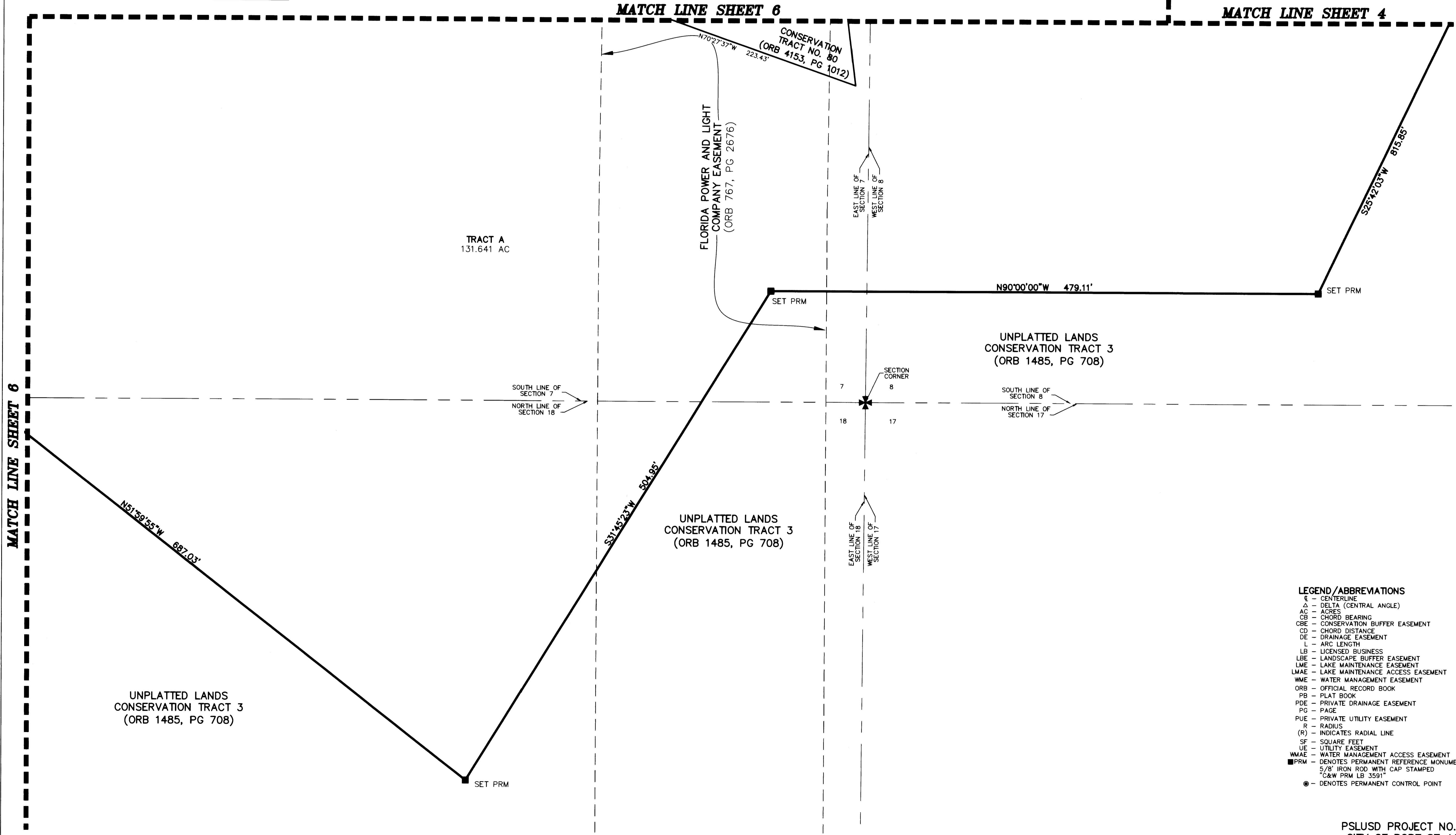
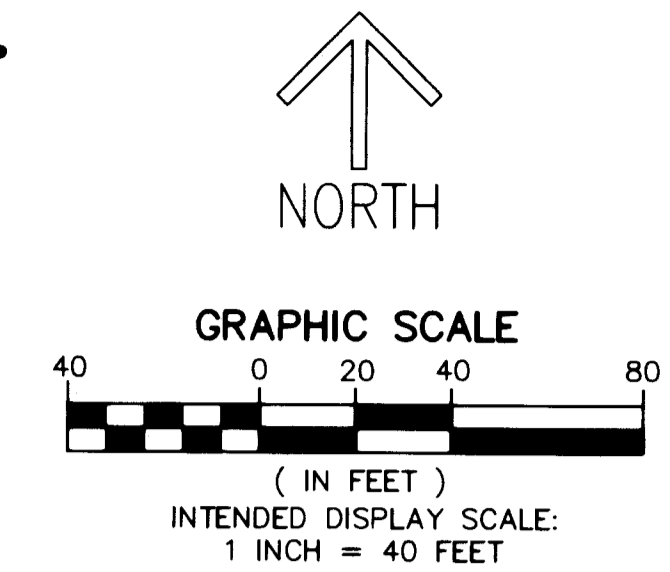
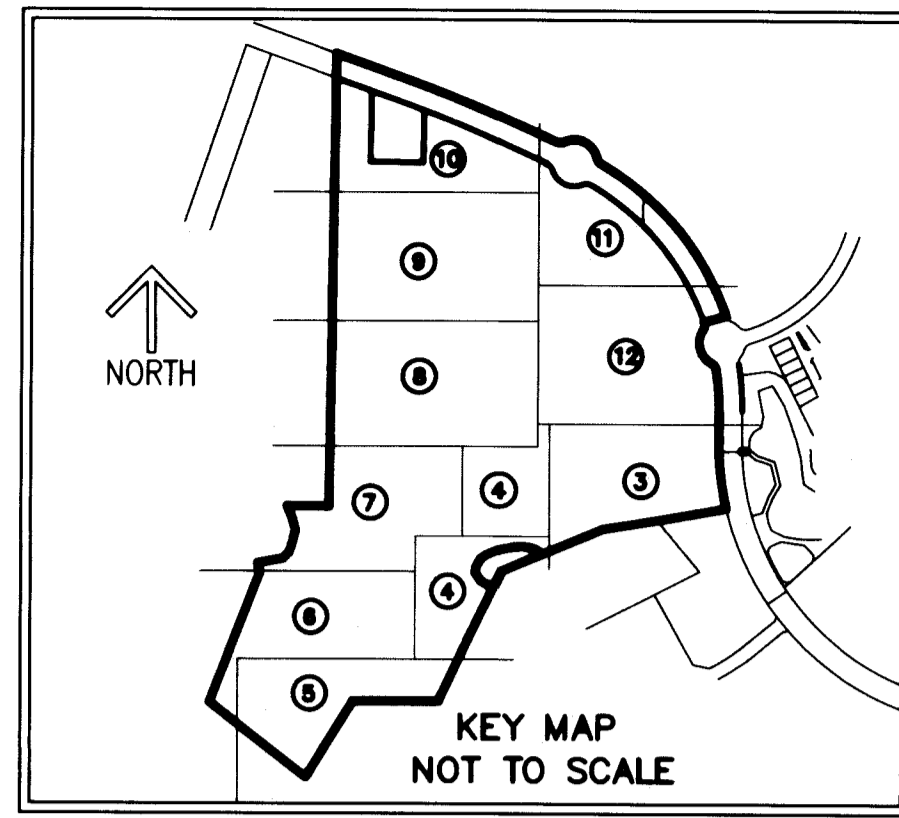


TRADITION REGIONAL PARK

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

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

PLAT BOOK 100
PAGE 24
SHEET 5 OF 12



- LEGEND / ABBREVIATIONS**
- & - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
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"C&W PRM LB 3591"
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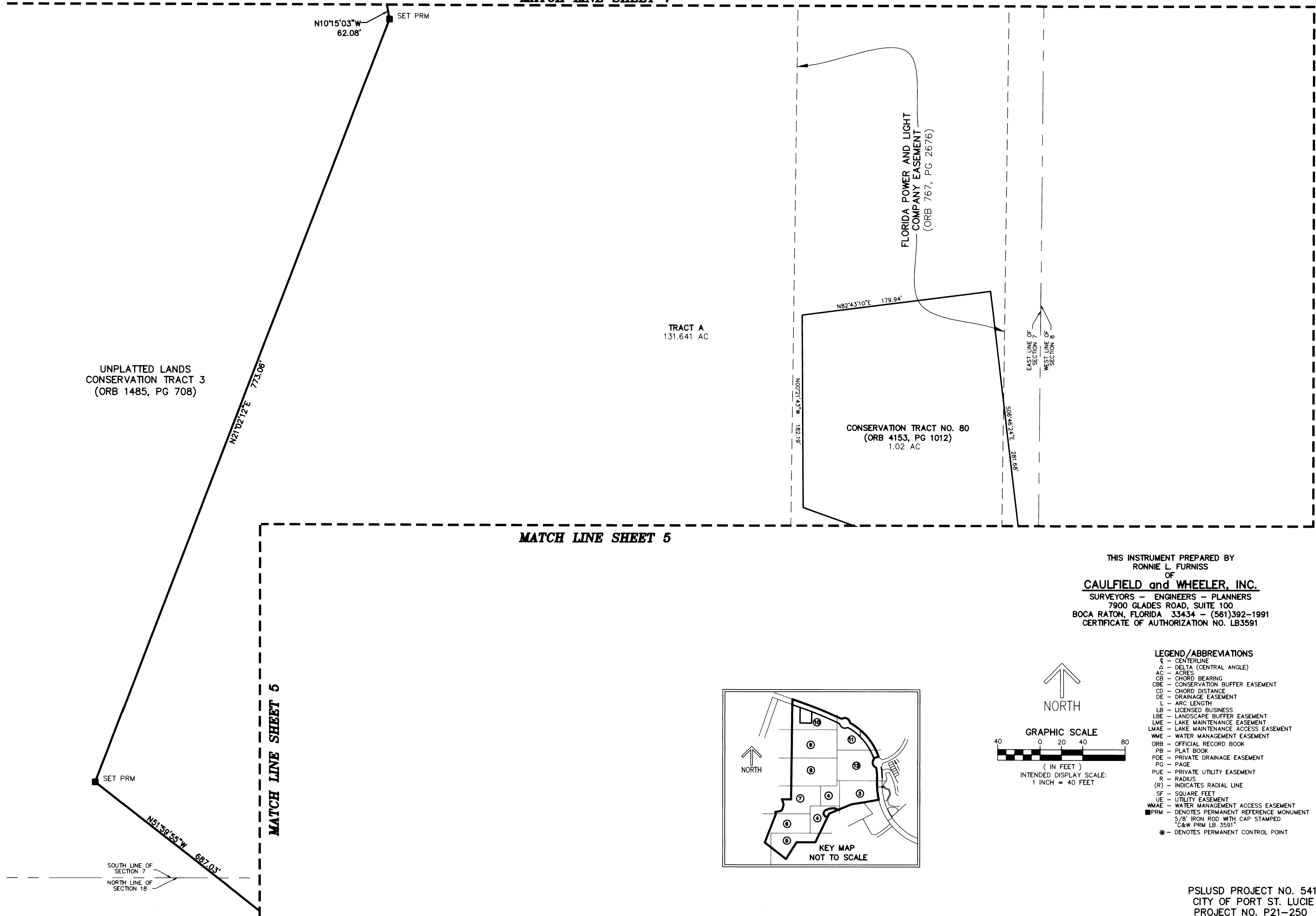
TRADITION REGIONAL PARK

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 25

MATCH LINE SHEET 7

SHEET 6 OF 12



UNPLATTED LANDS
CONSERVATION TRACT 3
(ORB 1485, PG 708)

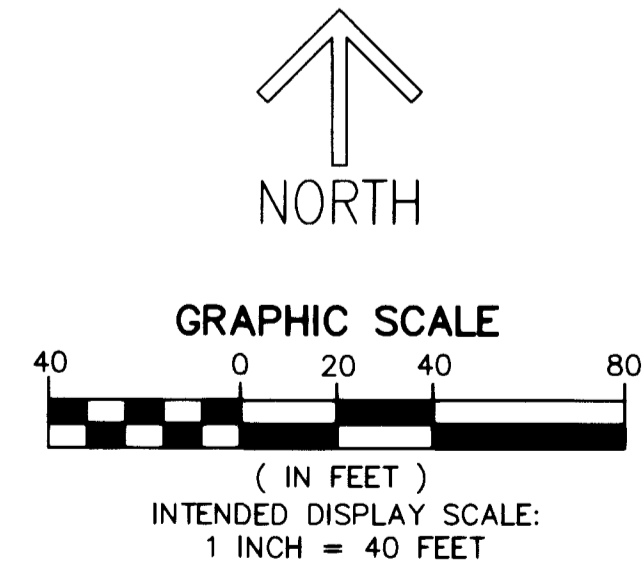
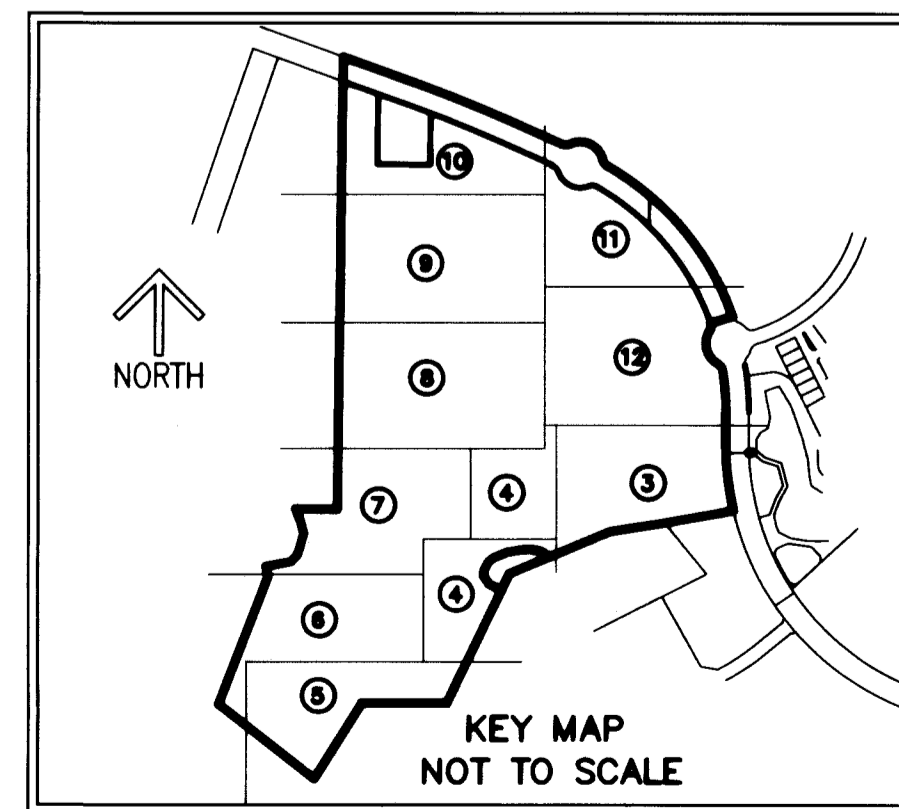
TRACT A
131.641 AC

CONSERVATION TRACT NO. 80
(ORB 4153, PG 1012)
1.02 AC

FLORIDA POWER AND LIGHT
COMPANY EASEMENT
(ORB 767, PG 2676)

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

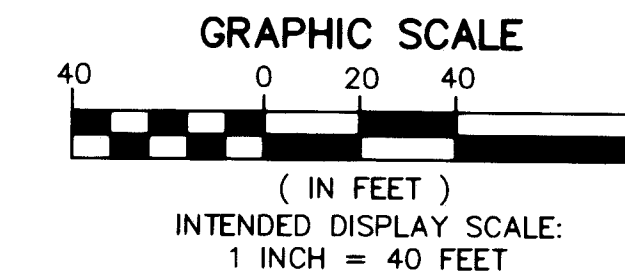
- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
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 - CBE - CONSERVATION BUFFER EASEMENT
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 - UE - UTILITY EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" IRON ROD WITH CAP STAMPED
C&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT



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

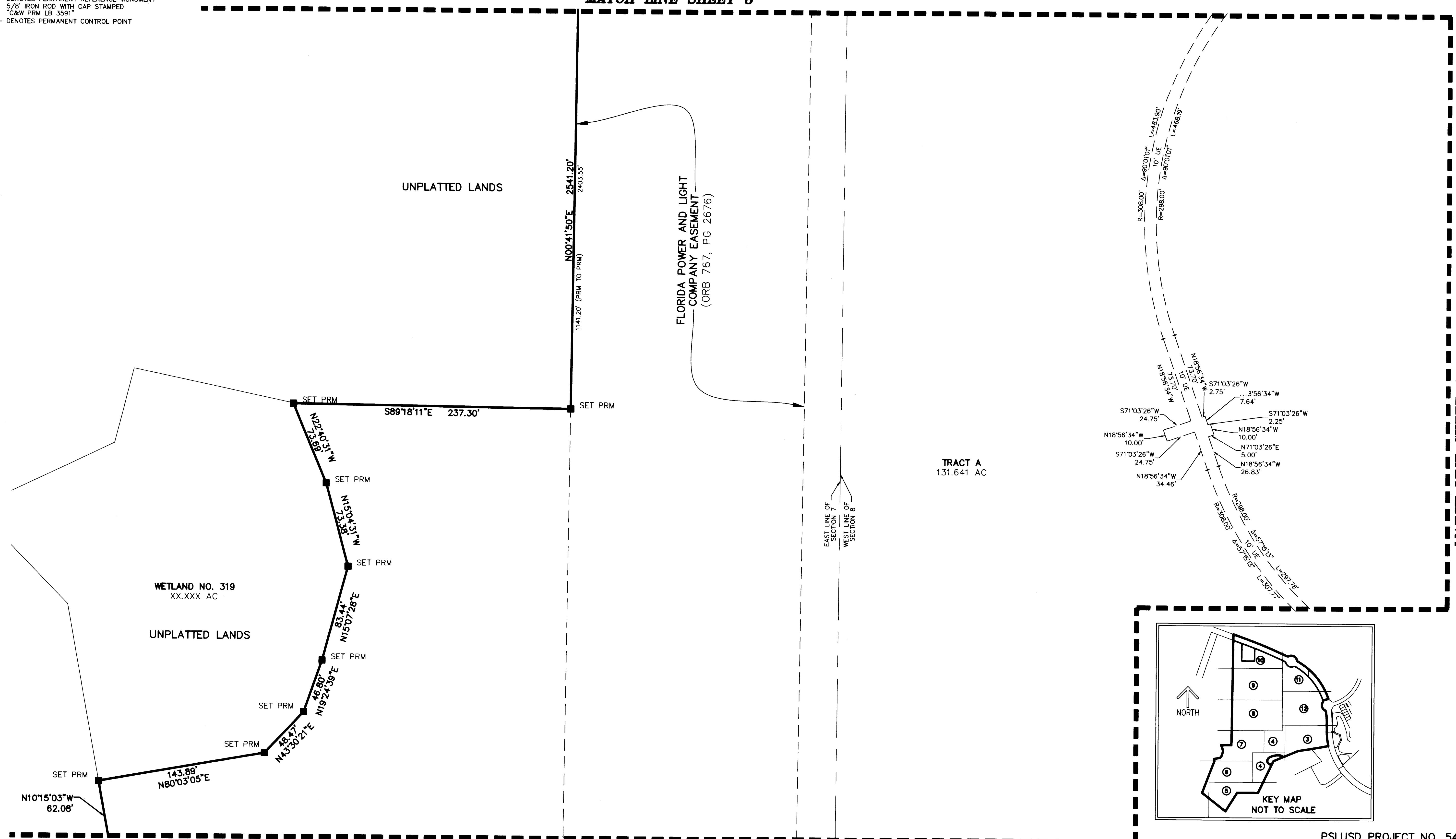
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
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MATCH LINE SHEET 8



MATCH LINE SHEET 6

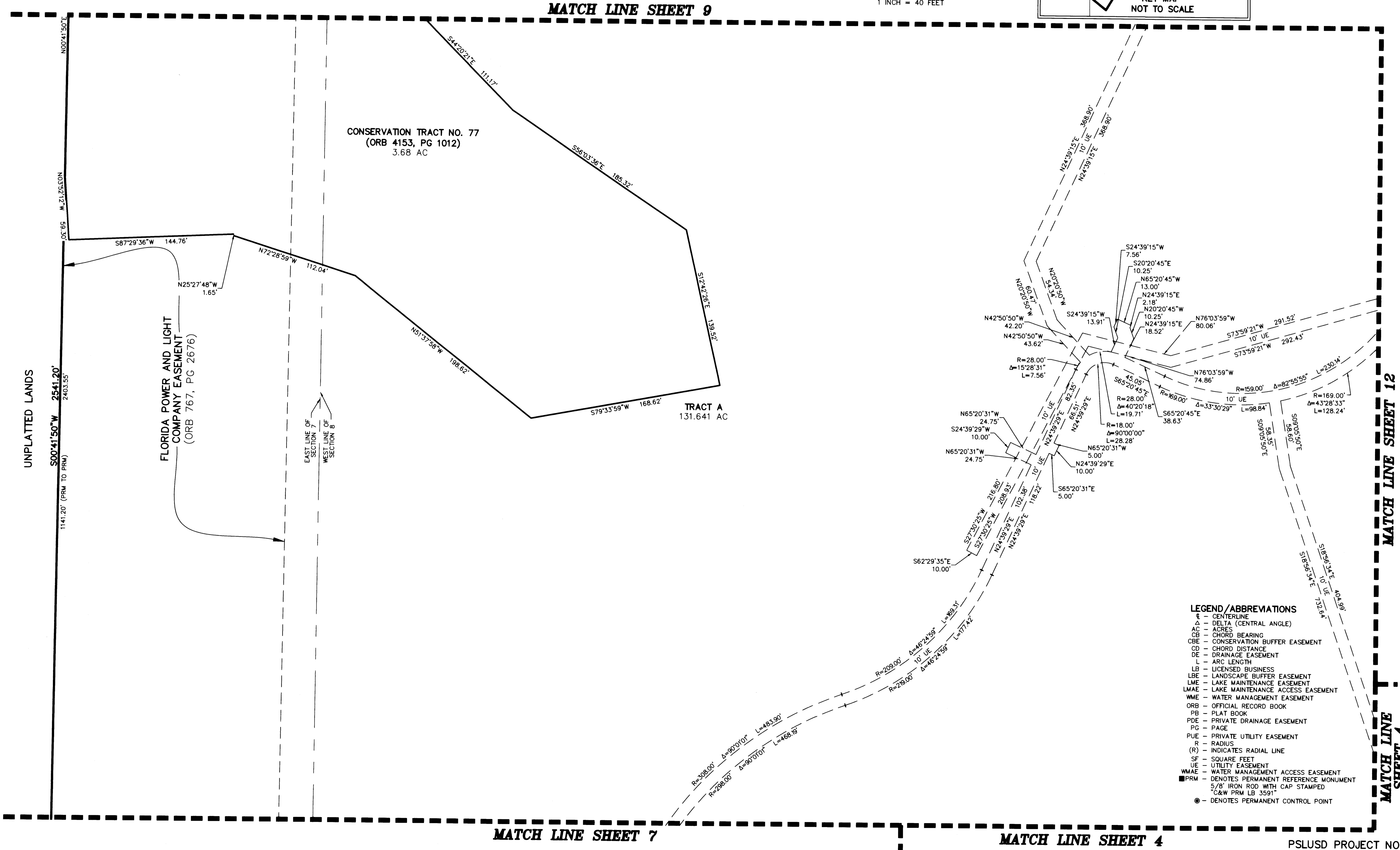
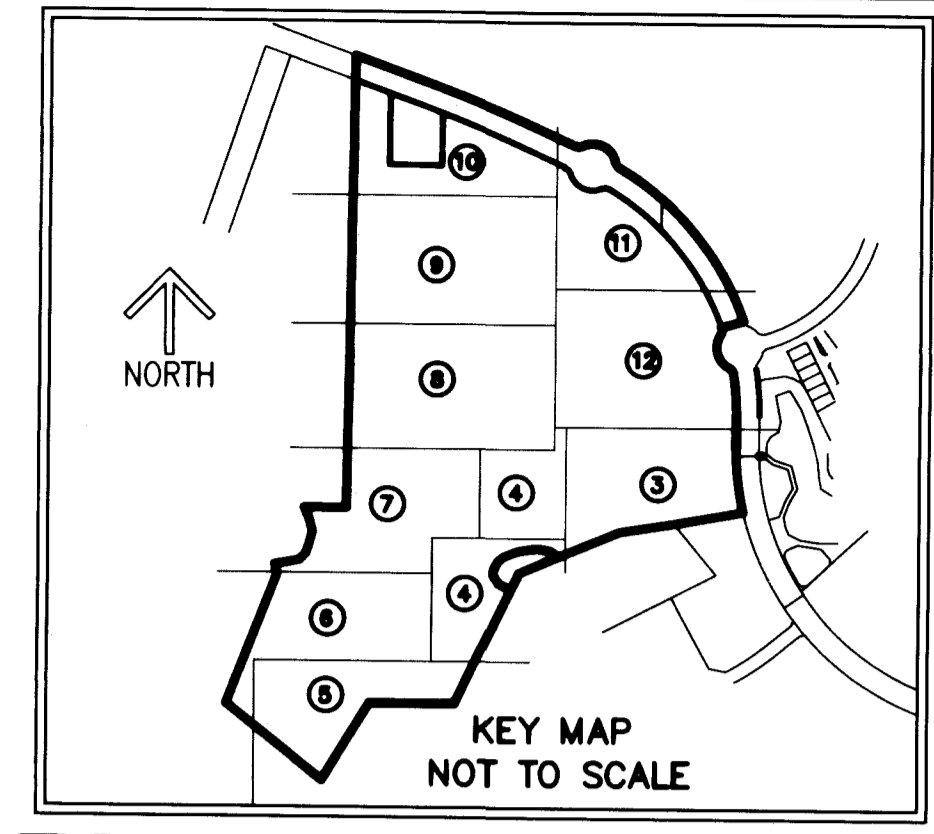
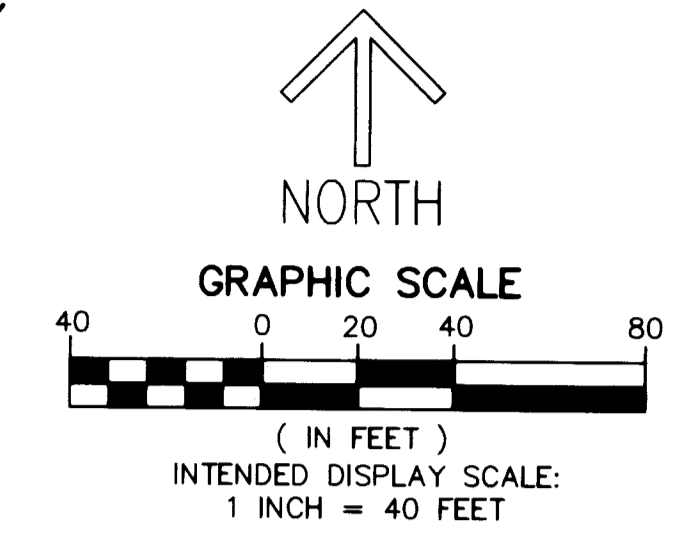
MATCH LINE SHEET 4

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

TRADITION 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 27
SHEET 8 OF 12



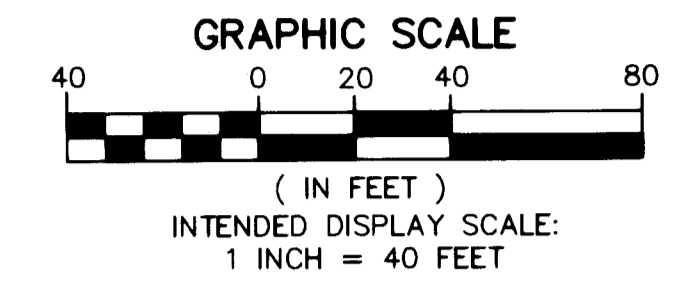
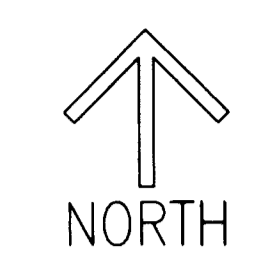
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 - - DENOTES PERMANENT CONTROL POINT

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

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

TRADITION REGIONAL PARK

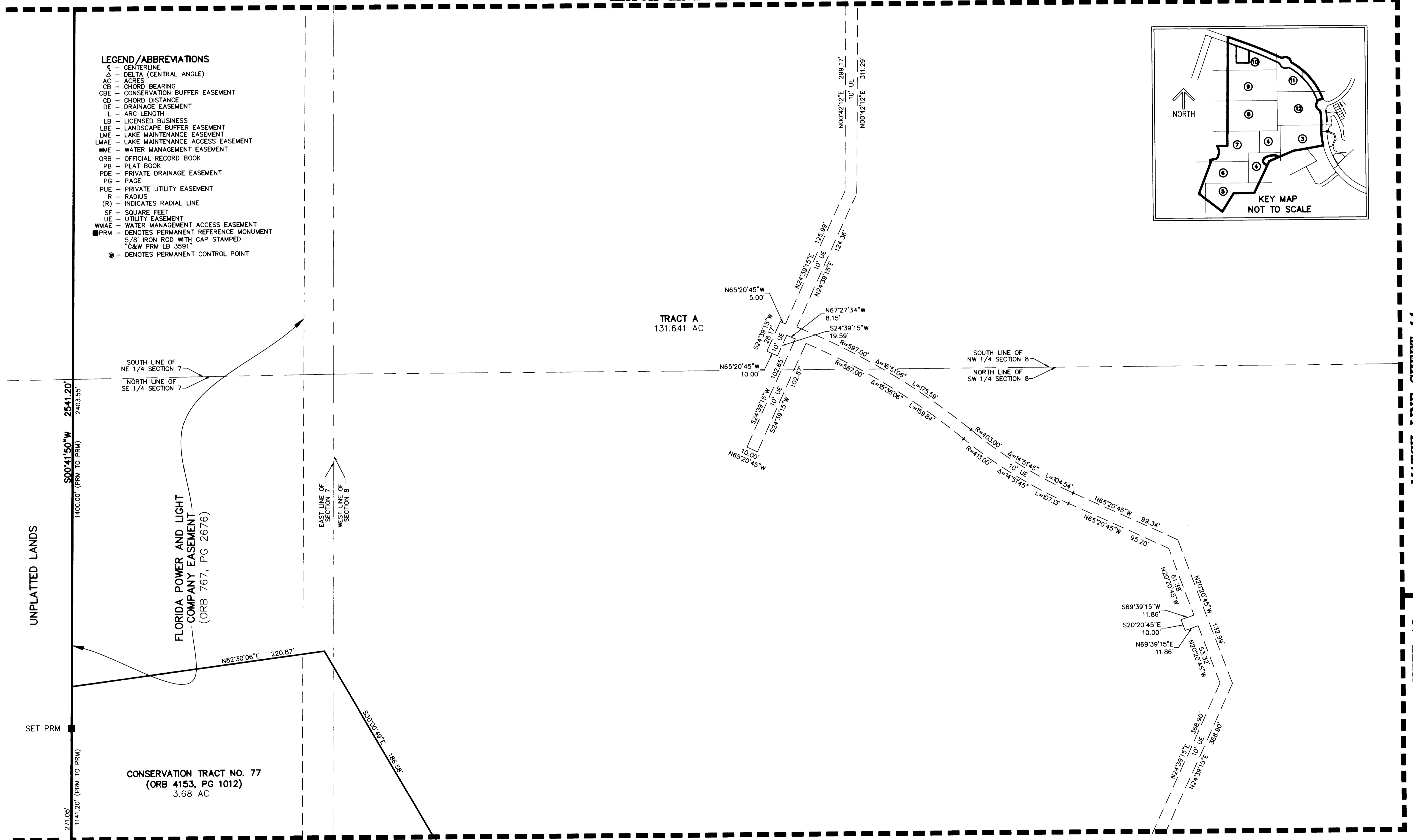
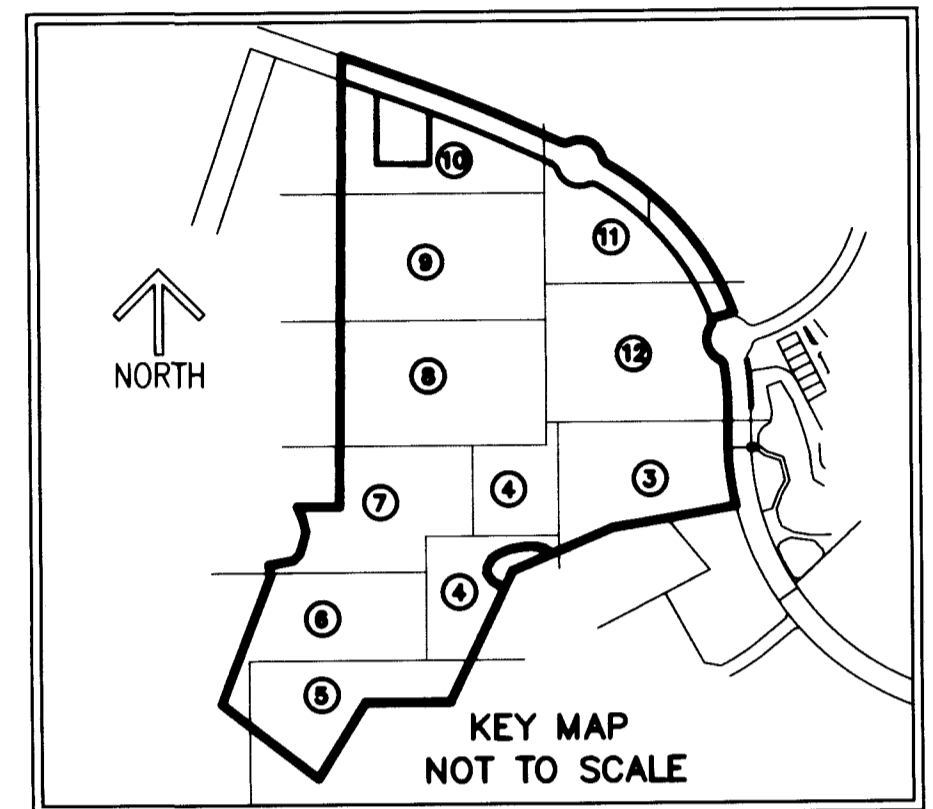
BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY
OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



MATCH LINE SHEET 10

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- - DENOTES PERMANENT CONTROL POINT



MATCH LINE SHEET 8

MATCH LINE SHEET 11

MATCH LINE SHEET 12

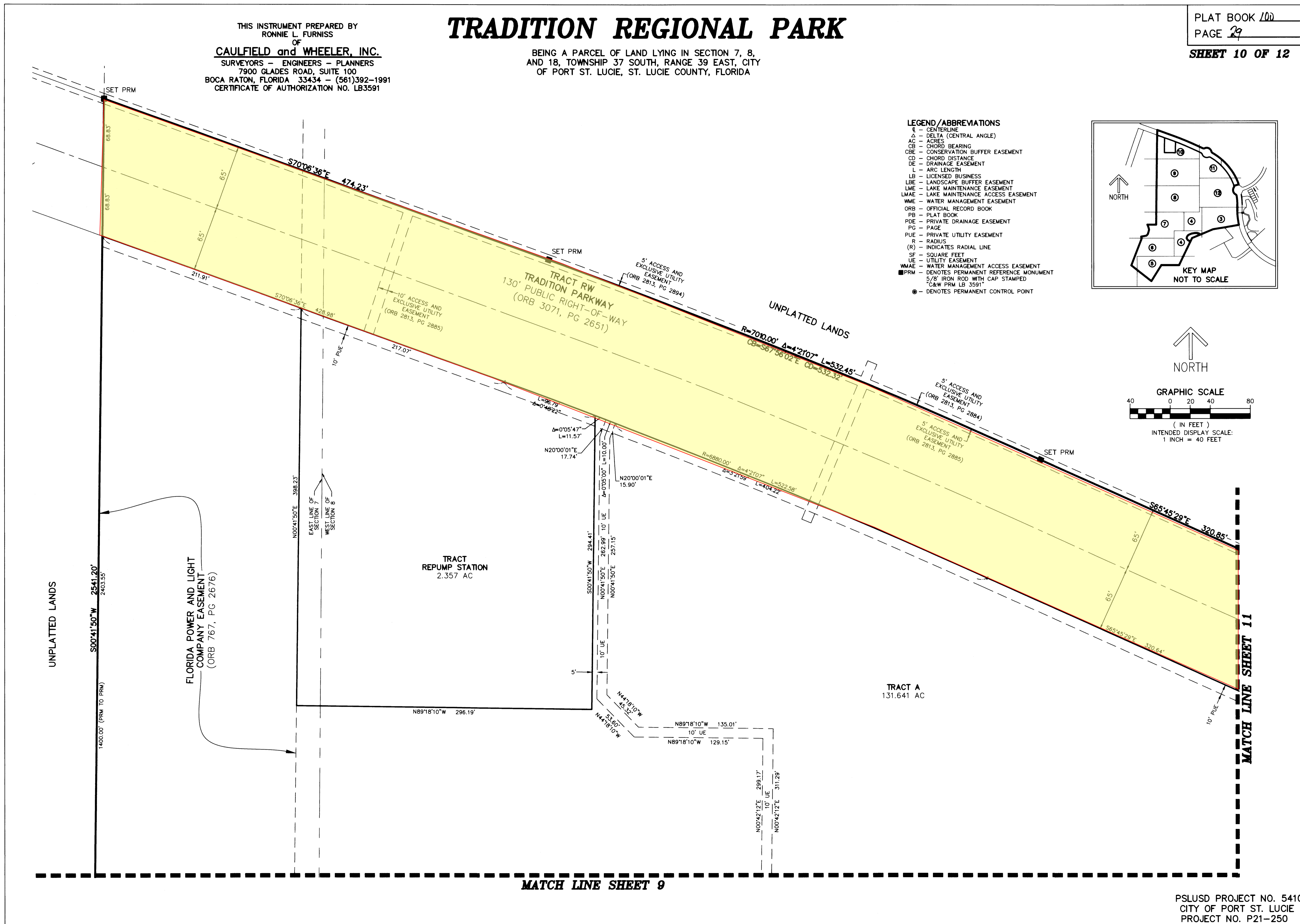
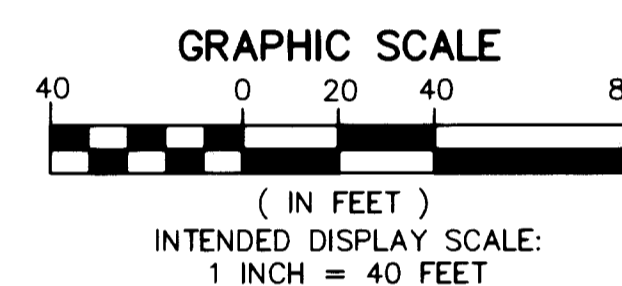
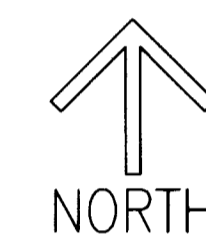
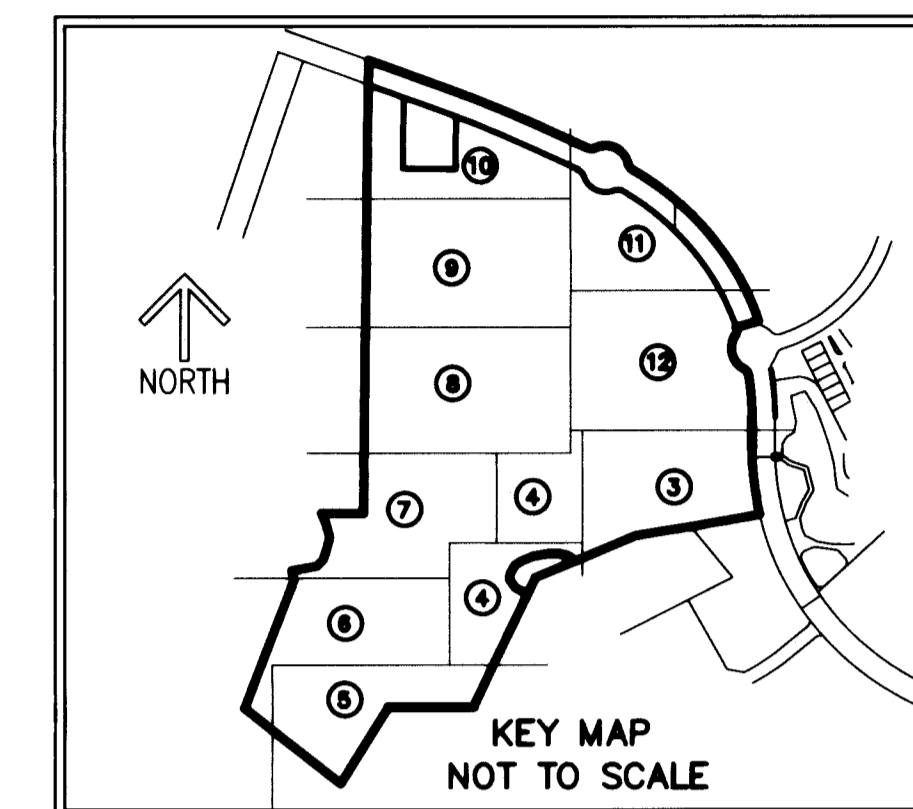
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
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OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

LEGEND/ABBREVIATIONS

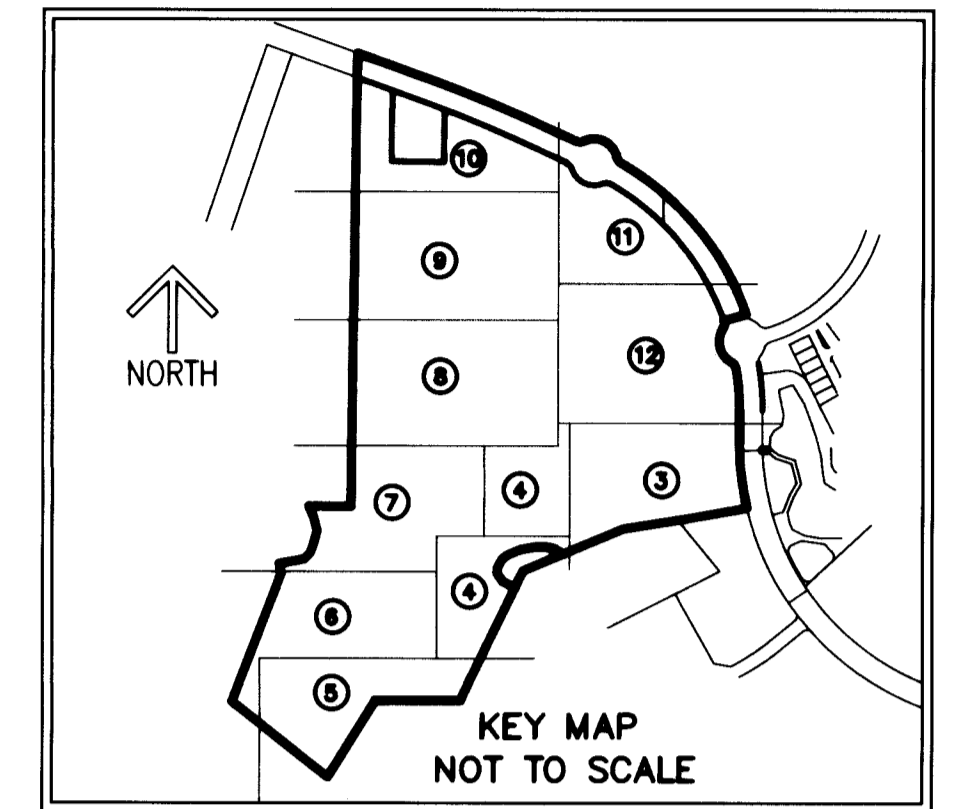
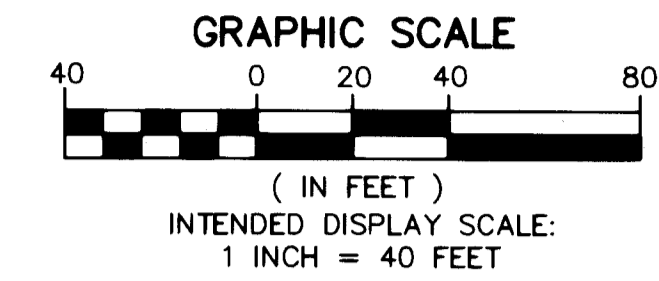
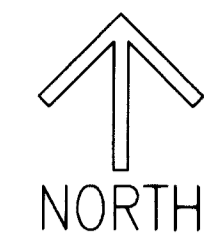
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TRADITION REGIONAL PARK

BEING A PARCEL OF LAND LYING IN SECTION 7, 8,
AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY
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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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7900 GLADES ROAD, SUITE 100
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 - ⊙ - DENOTES PERMANENT CONTROL POINT

MATCH LINE SHEET 10

MATCH LINE SHEET 9

UNPLATTED LANDS

TRACT RW
TRADITION PARKWAY
130' PUBLIC RIGHT-OF-WAY
(ORB 3071, PG 2651)

TRACT A
131.641 AC

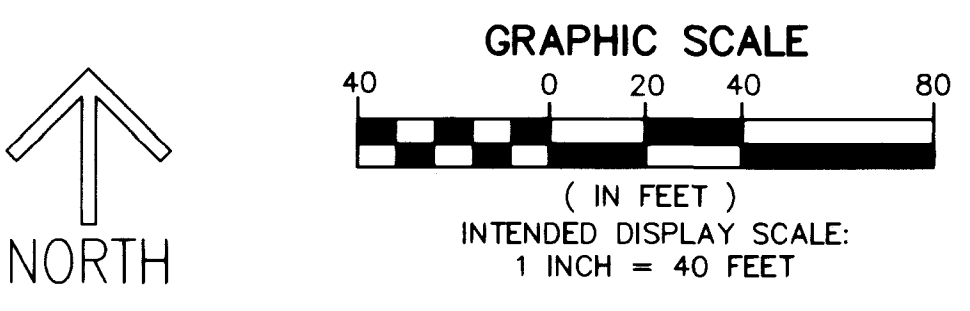
SOUTH LINE OF
NW 1/4 SECTION 8
NORTH LINE OF
SW 1/4 SECTION 8

MATCH LINE SHEET 12

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
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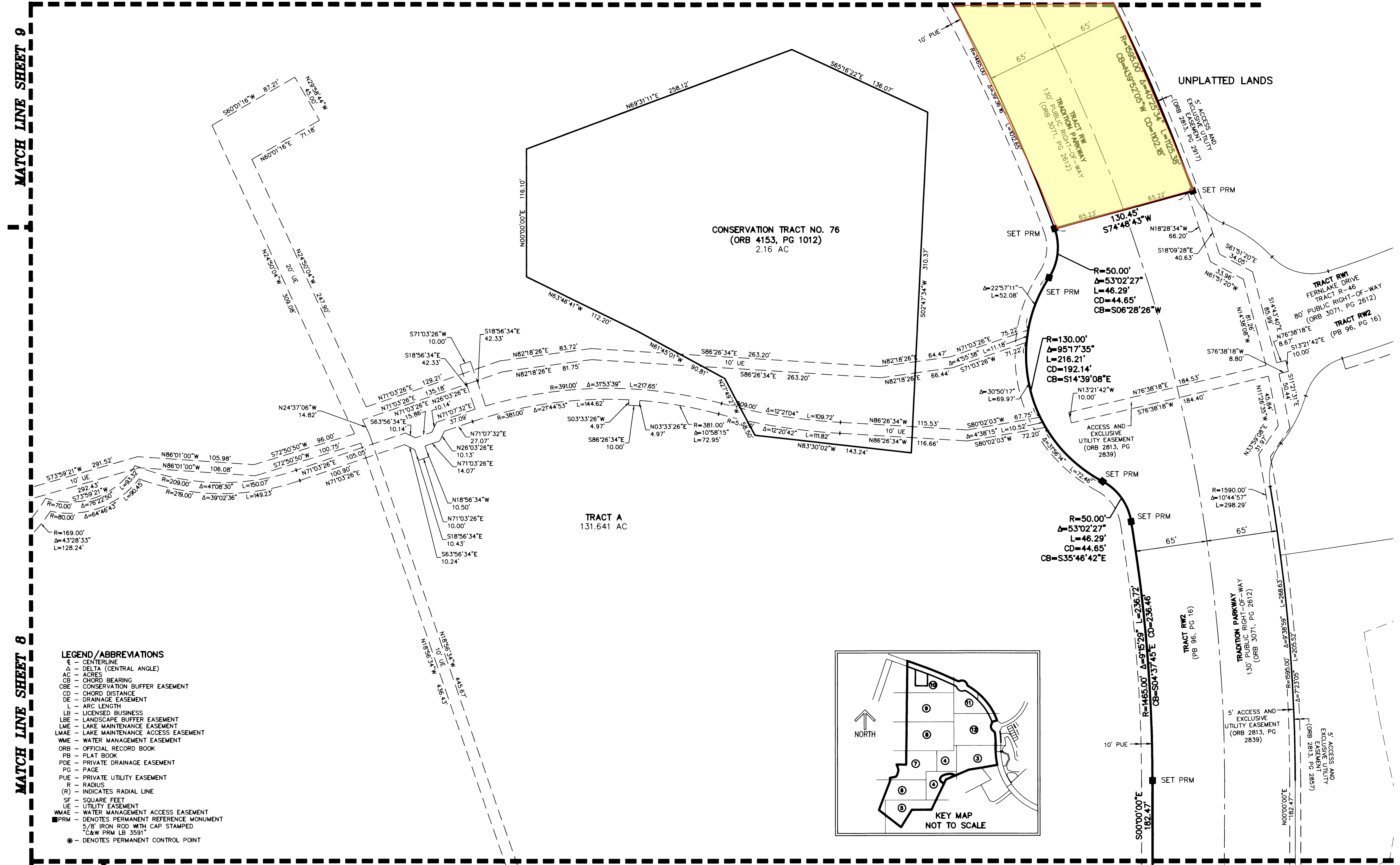
TRADITION REGIONAL PARK

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

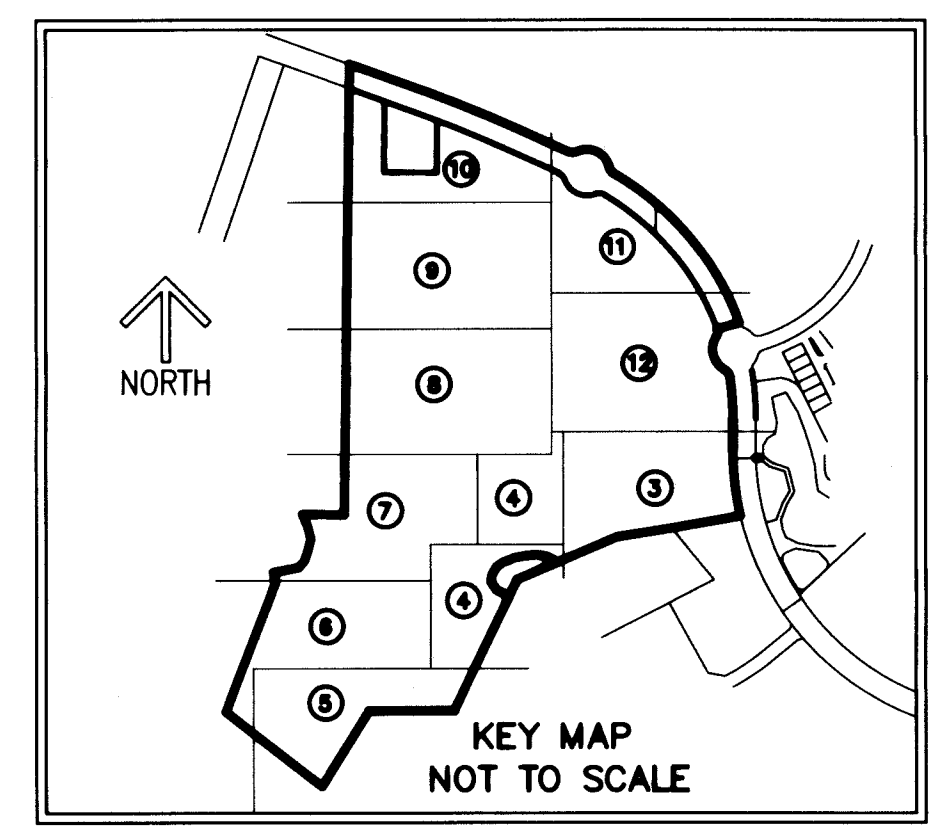


PLAT BOOK 100
 PAGE 31
SHEET 12 OF 12

MATCH LINE SHEET 11



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MATCH LINE SHEET 8
SHEET 4

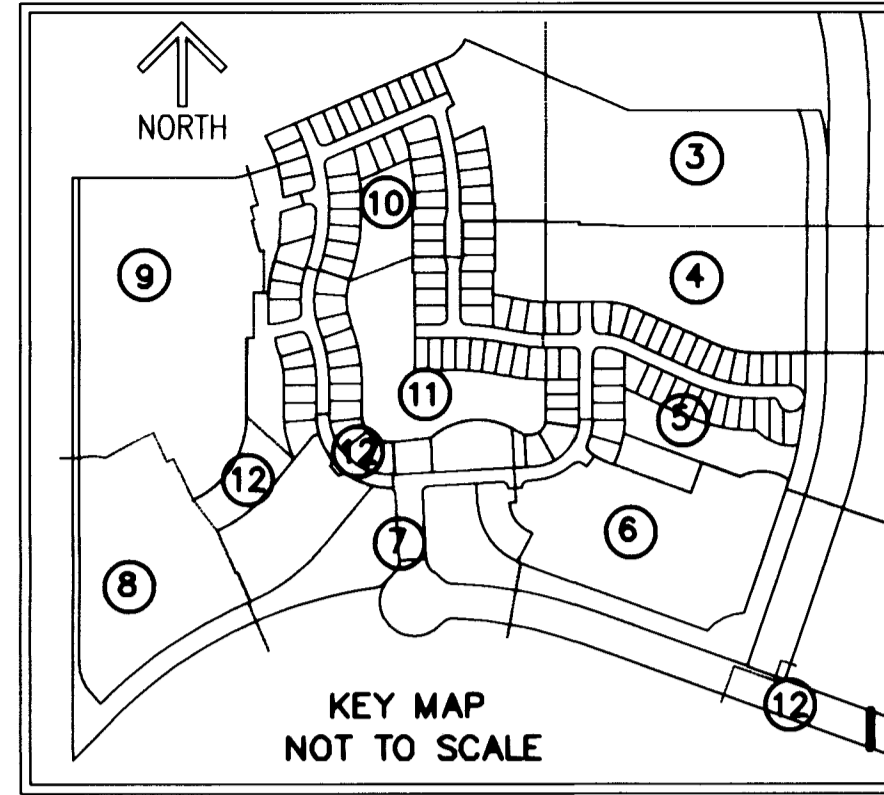
MATCH LINE SHEET 3

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

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



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

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

Anissa Cruz
WITNESS: ANISSA CRUZ

Frank Covelli
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 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21ST DAY OF JANUARY, 2022, BY _____ CHAIRMAN AND ANISSA CRUZ SECRETARY ON BEHALF OF THE COMMUNITY DEVELOPMENT DISTRICT NO. 10, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 21ST DAY OF JANUARY, 2022.

James Fitzgerald
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: JAMES FITZGERALD

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 THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 21 DAY OF JANUARY, 2022.

WITNESS: *James Cruz*

WITNESS: *Anissa Cruz*

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

BY: *Anthony J. Palumbo*
ANTHONY J. PALUMBO
PRESIDENT

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 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 21ST DAY OF JANUARY, 2022, BY ANTHONY J. PALUMBO III, PRESIDENT, ON BEHALF OF CADENCE AT TRADITION HOMEOWNERS ASSOCIATION, 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 AND OFFICIAL SEAL THIS 21ST DAY OF JANUARY, 2022.

James Fitzgerald
NOTARY PUBLIC, STATE OF FLORIDA

HH19788
COMMISSION NUMBER

PRINT NAME: JAMES FITZGERALD

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 22nd DAY OF December 2022, AT 8:00 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 2020-2021.
- 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.

DATED THIS 21st DAY OF January, 2022

Steven R. Parson
STEVEN R. PARSON, PARTNER
FLORIDA BAR NO. 35002 54177
SHUTTS & BOWEN LLP
525 OKEECHOBEE BLVD., SUITE 1100
WEST PALM BEACH, FL 33401

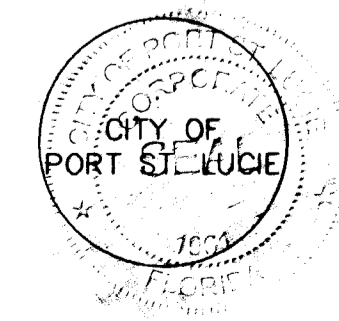
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF ST LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF 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 ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 21 DAY OF January, 2022.

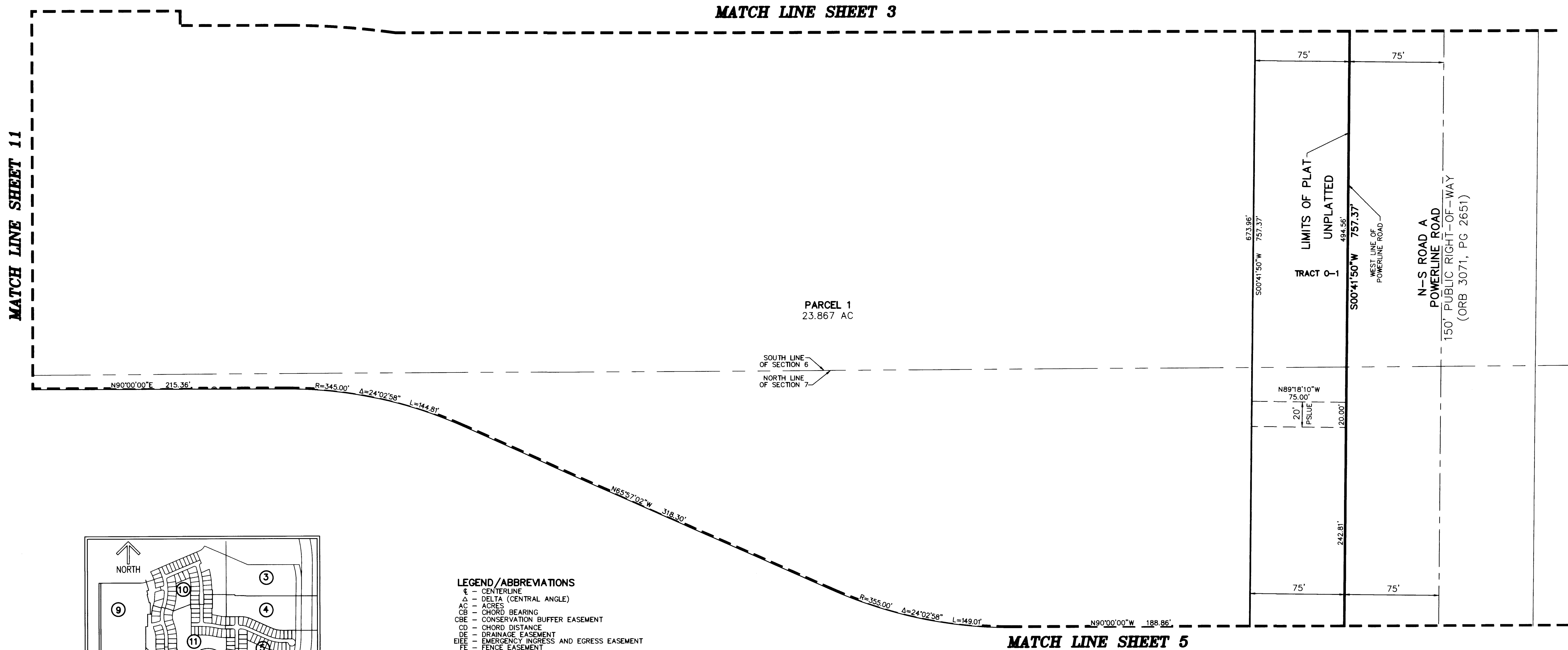
CITY OF PORT ST LUCIE: *Shannon M. Martin*
SHANNON M. MARTIN, MAYOR

ATTEST: *Sally Walsh*
SALLY WALSH, CITY CLERK



CADENCE PHASE I

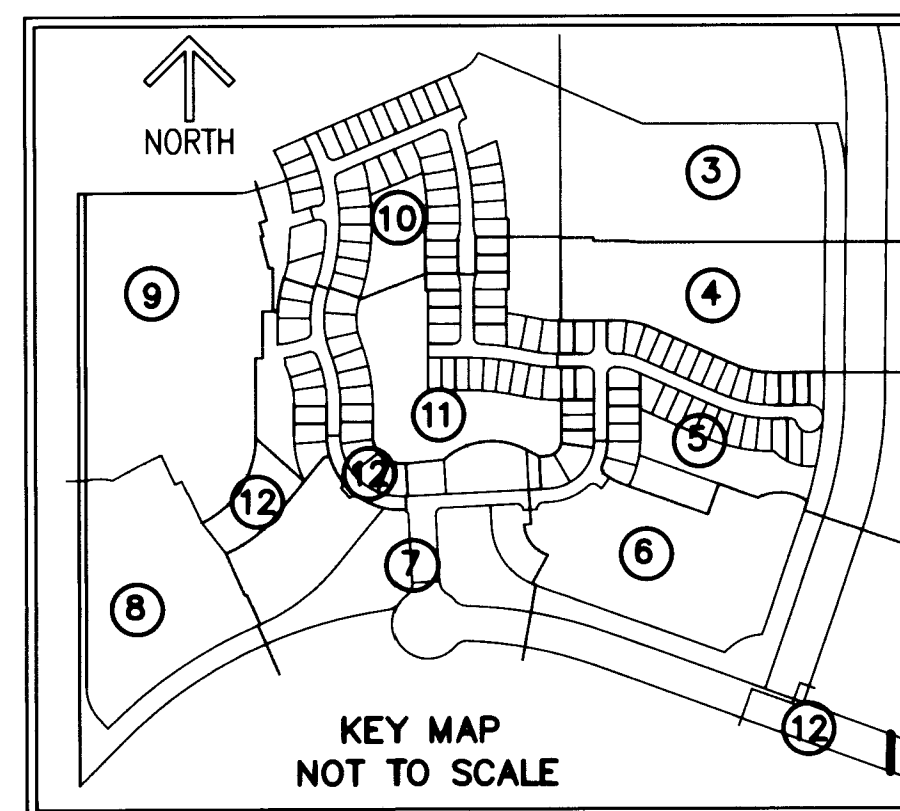
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 BEING A PORTION OF SECTIONS 6, AND 7,
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MATCH LINE SHEET 11

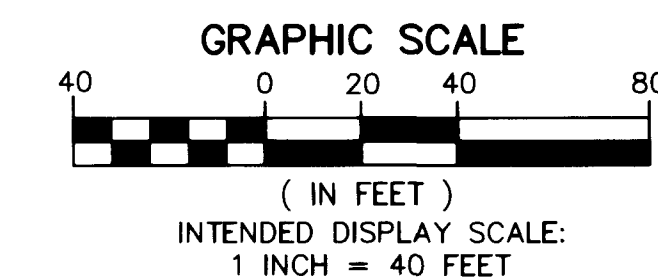
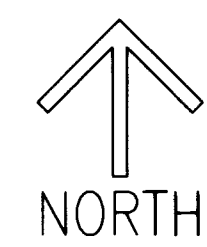
MATCH LINE SHEET 3

MATCH LINE SHEET 5



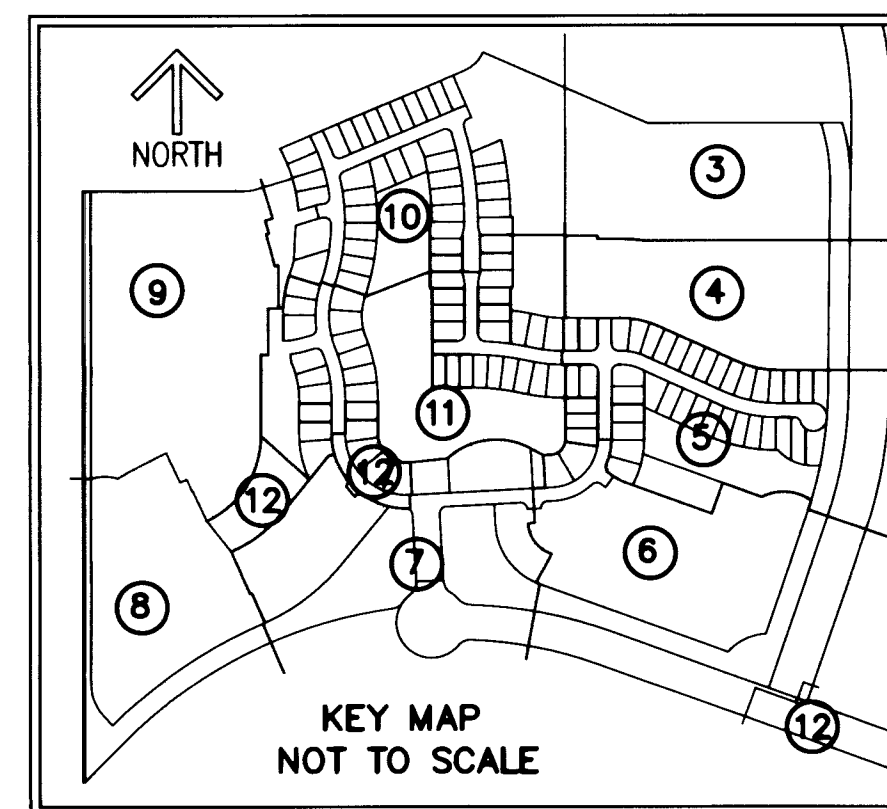
LEGEND/ABBREVIATIONS

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- CBE - CONSERVATION BUFFER EASEMENT
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- - DENOTES PERMANENT CONTROL POINT



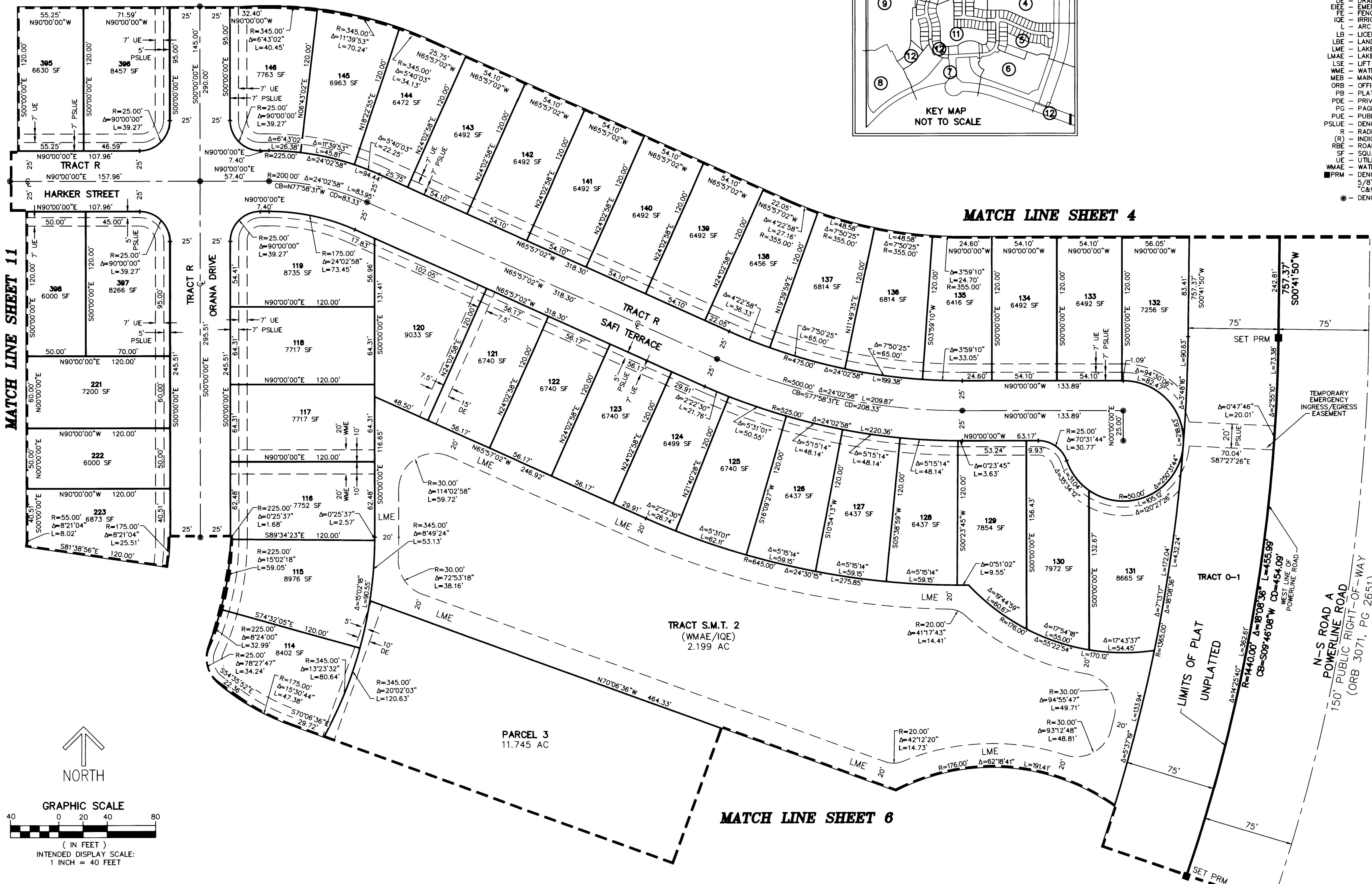
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 CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



LEGEND/ABBREVIATIONS

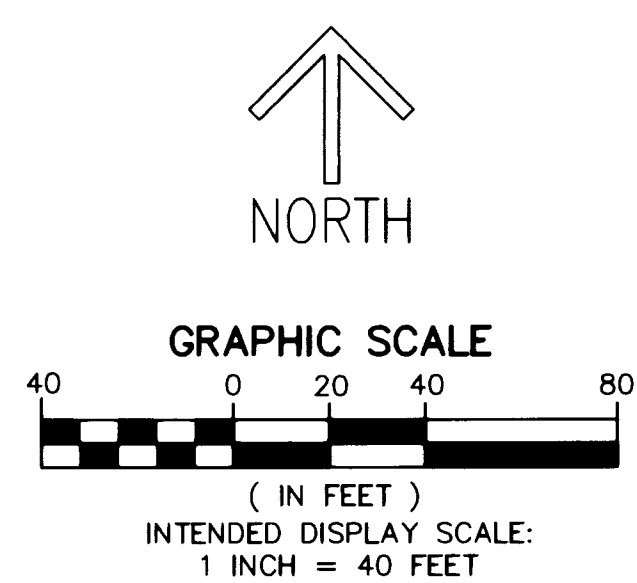
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MATCH LINE SHEET 11

MATCH LINE SHEET 4

MATCH LINE SHEET 6



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 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS — ENGINEERS — PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 — (561)392-1991
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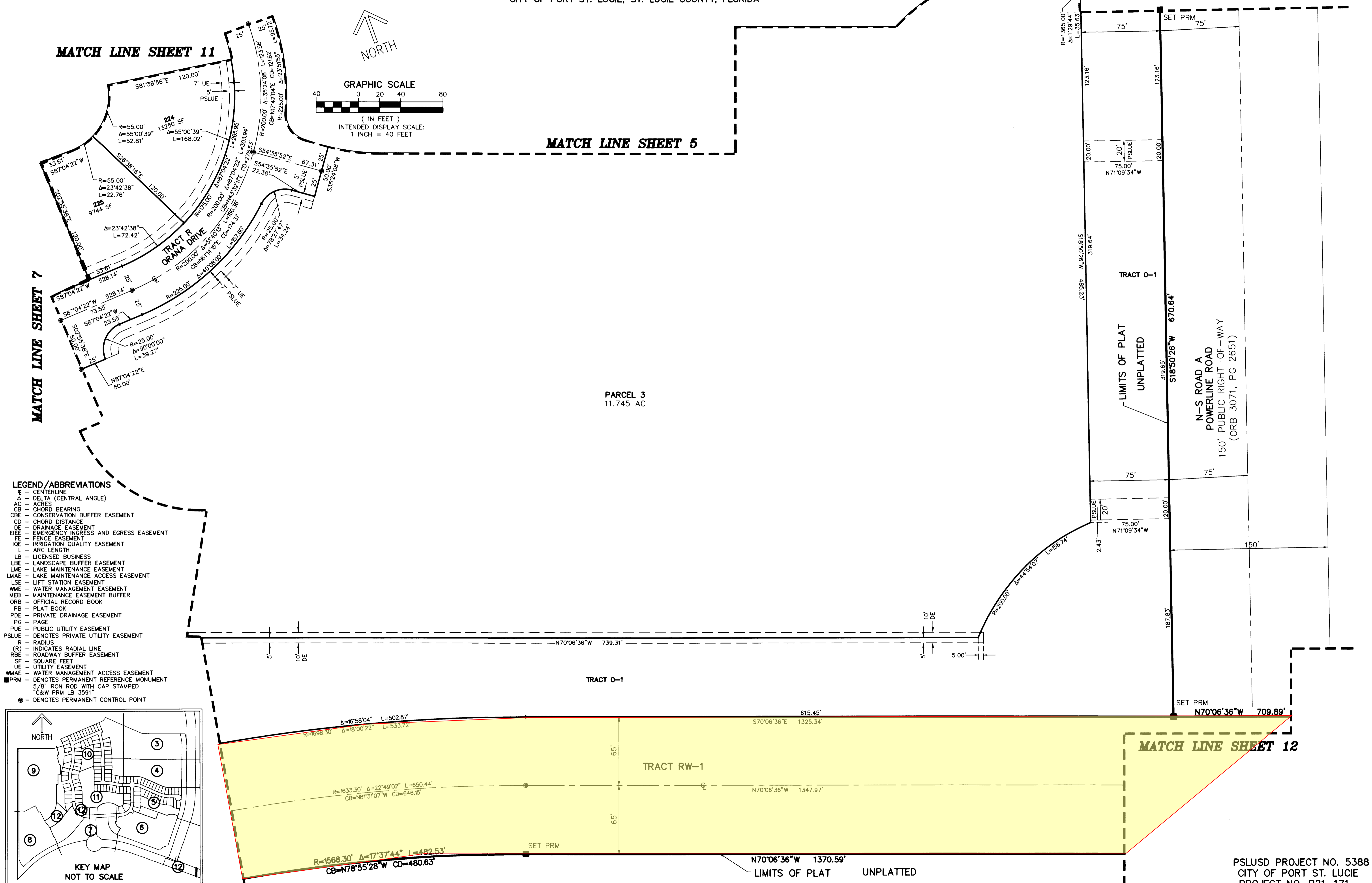
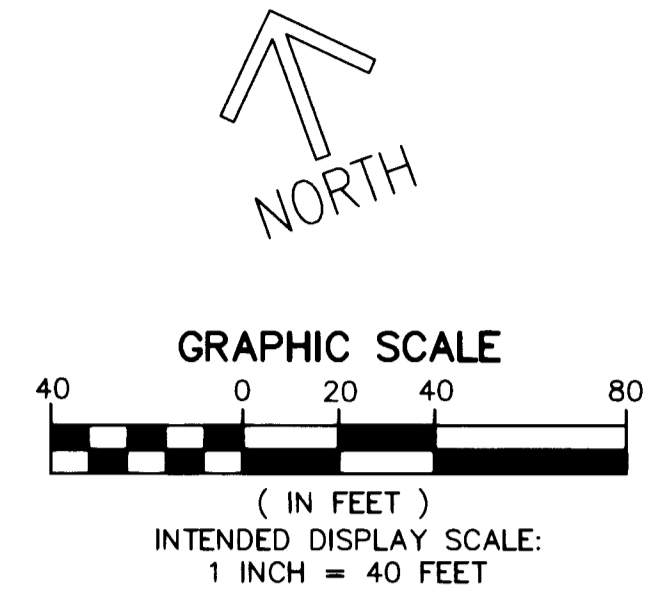
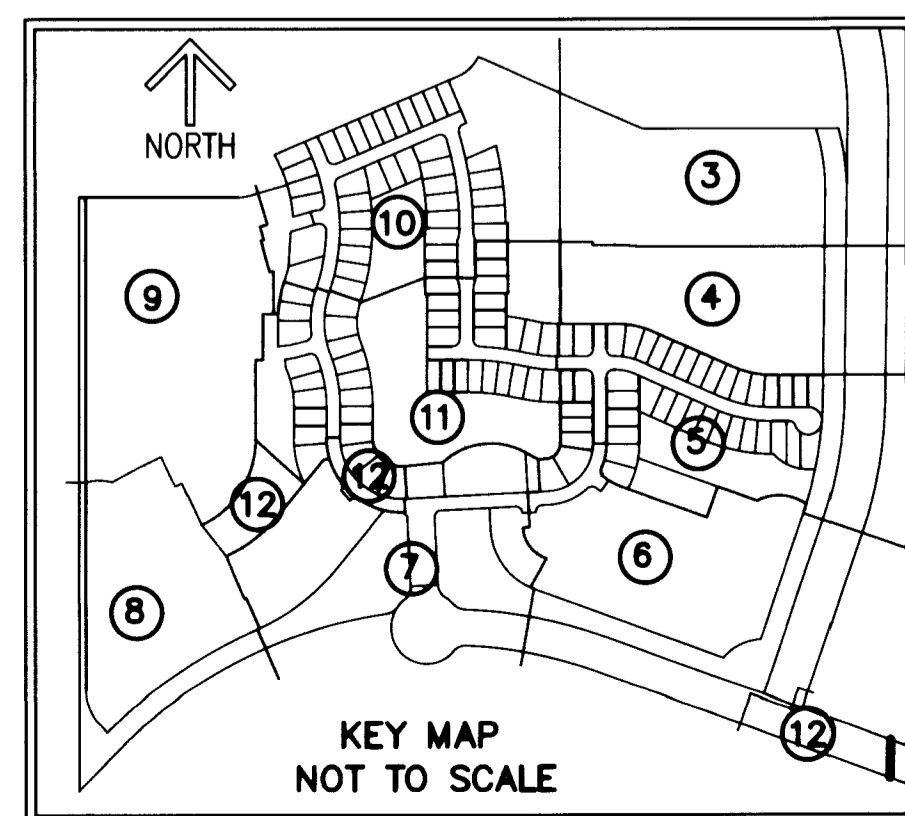
MATCH LINE SHEET 11

MATCH LINE SHEET 5

TRACT O-1
 LIMITS OF PLAT UNPLATTED

PARCEL 3
 11.745 AC

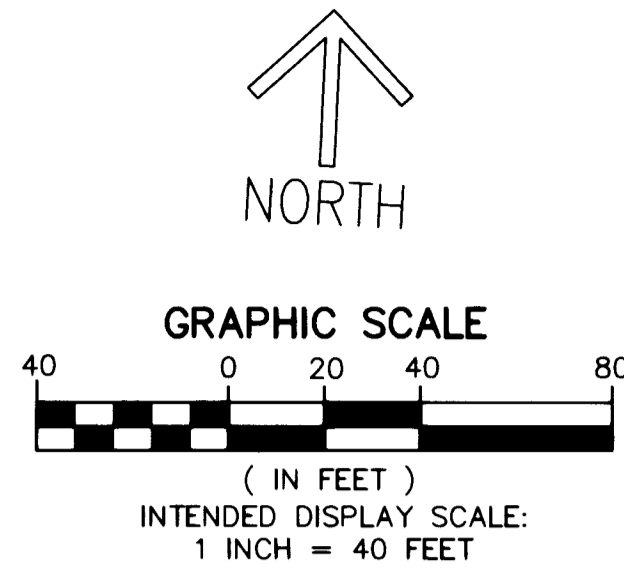
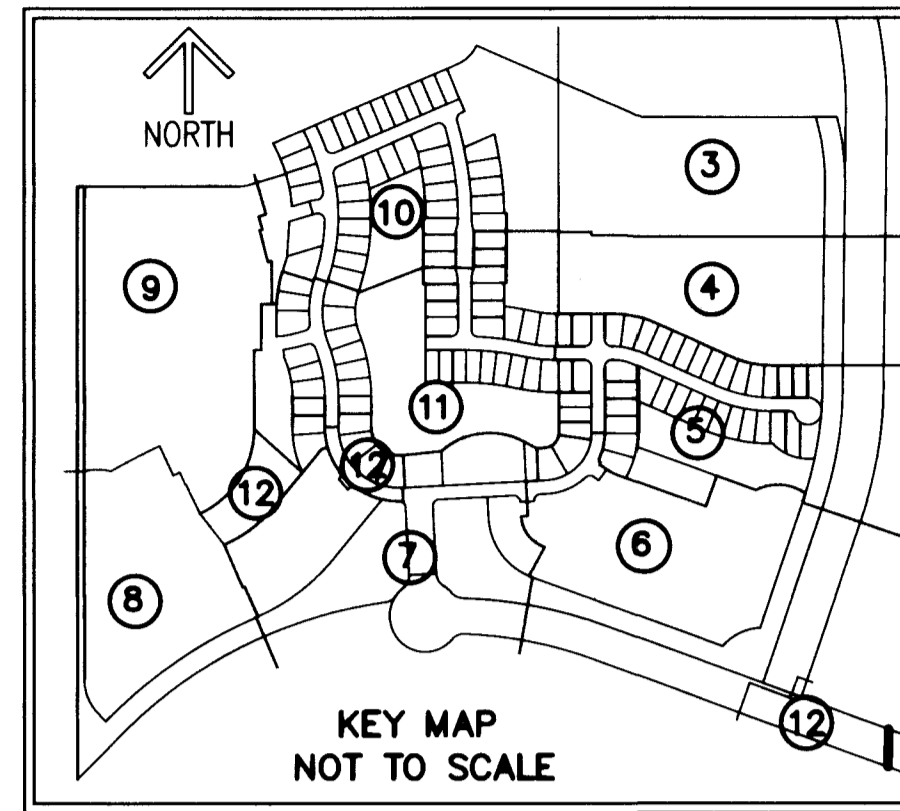
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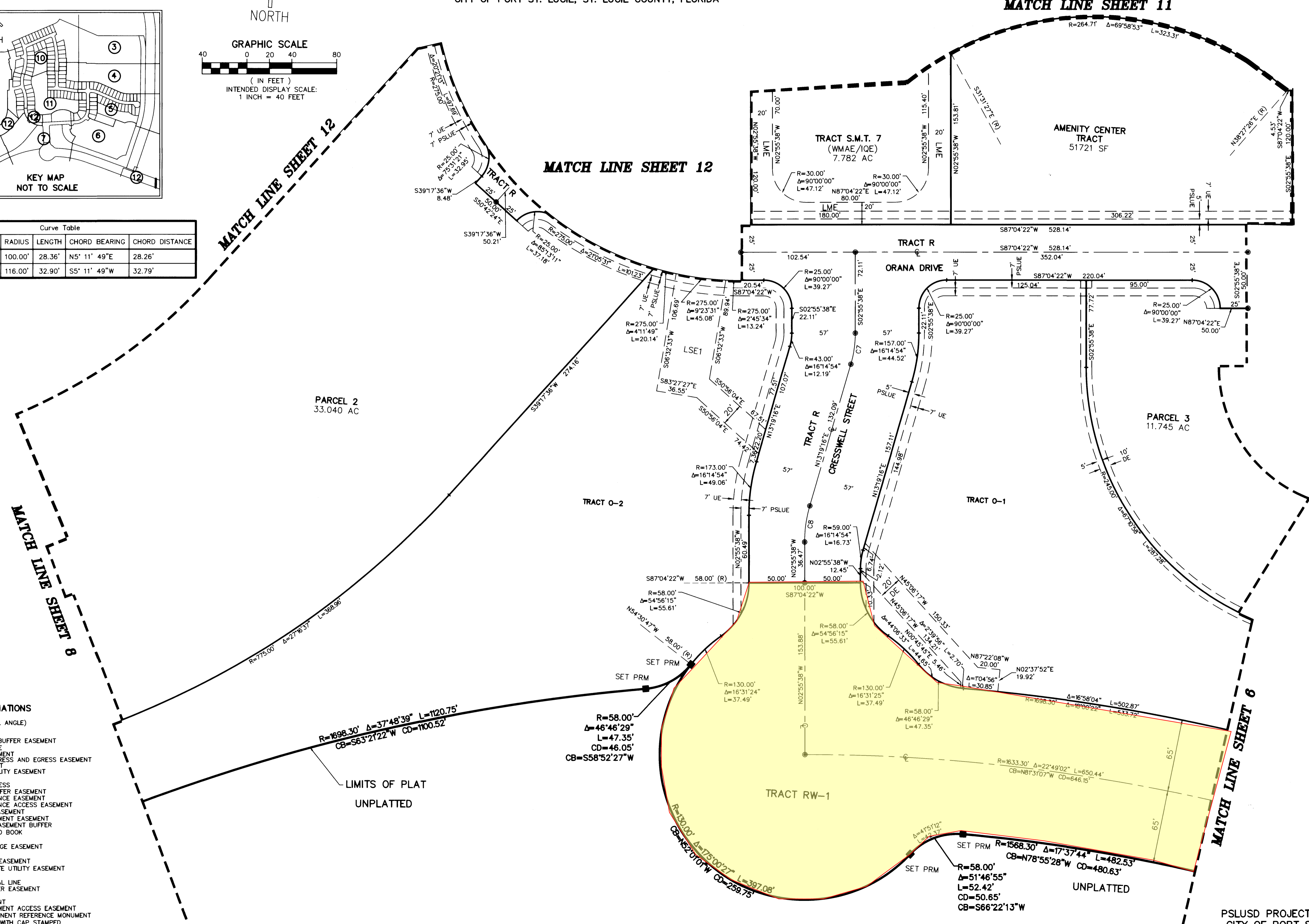
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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C7	16°14'54"	100.00'	28.36'	N5° 11' 49"E	28.26'
C8	16°14'54"	116.00'	32.90'	S5° 11' 49"W	32.79'



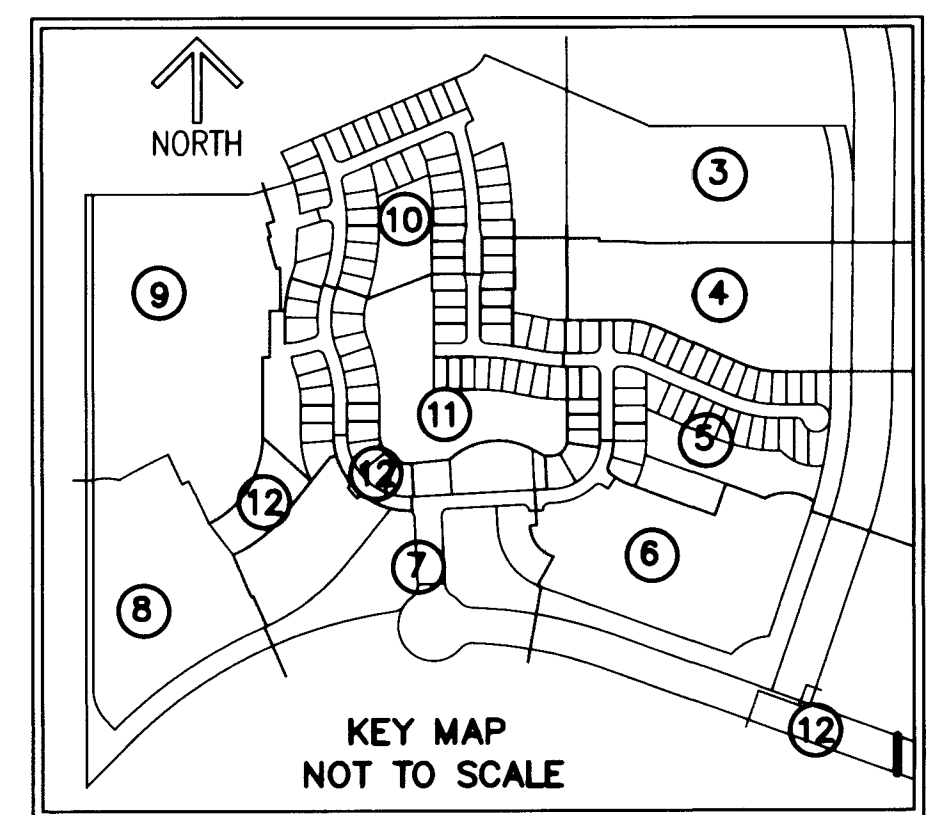
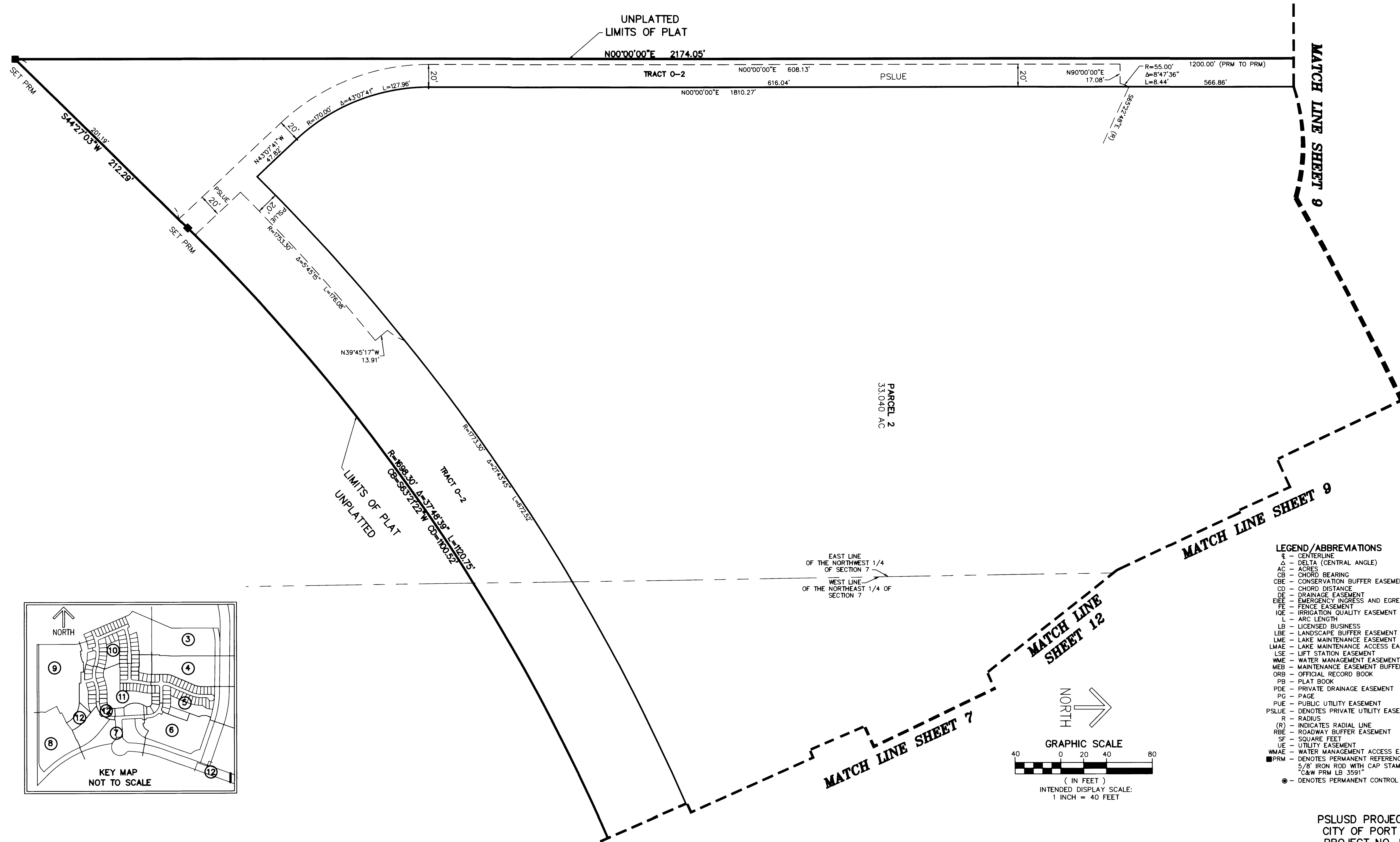
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PLUSD PROJECT NO. 5388
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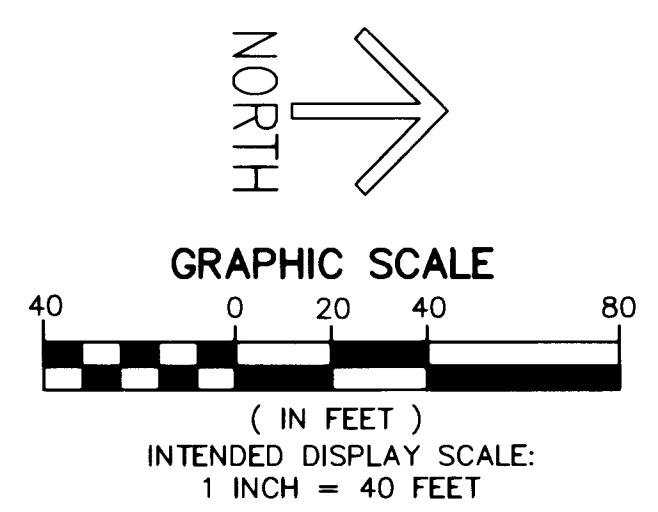
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EAST LINE OF THE NORTHWEST 1/4 OF SECTION 7
 WEST LINE OF THE NORTHEAST 1/4 OF SECTION 7



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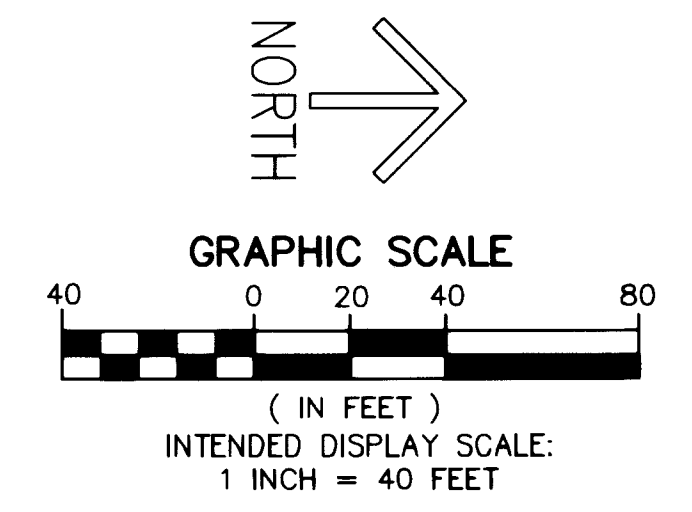
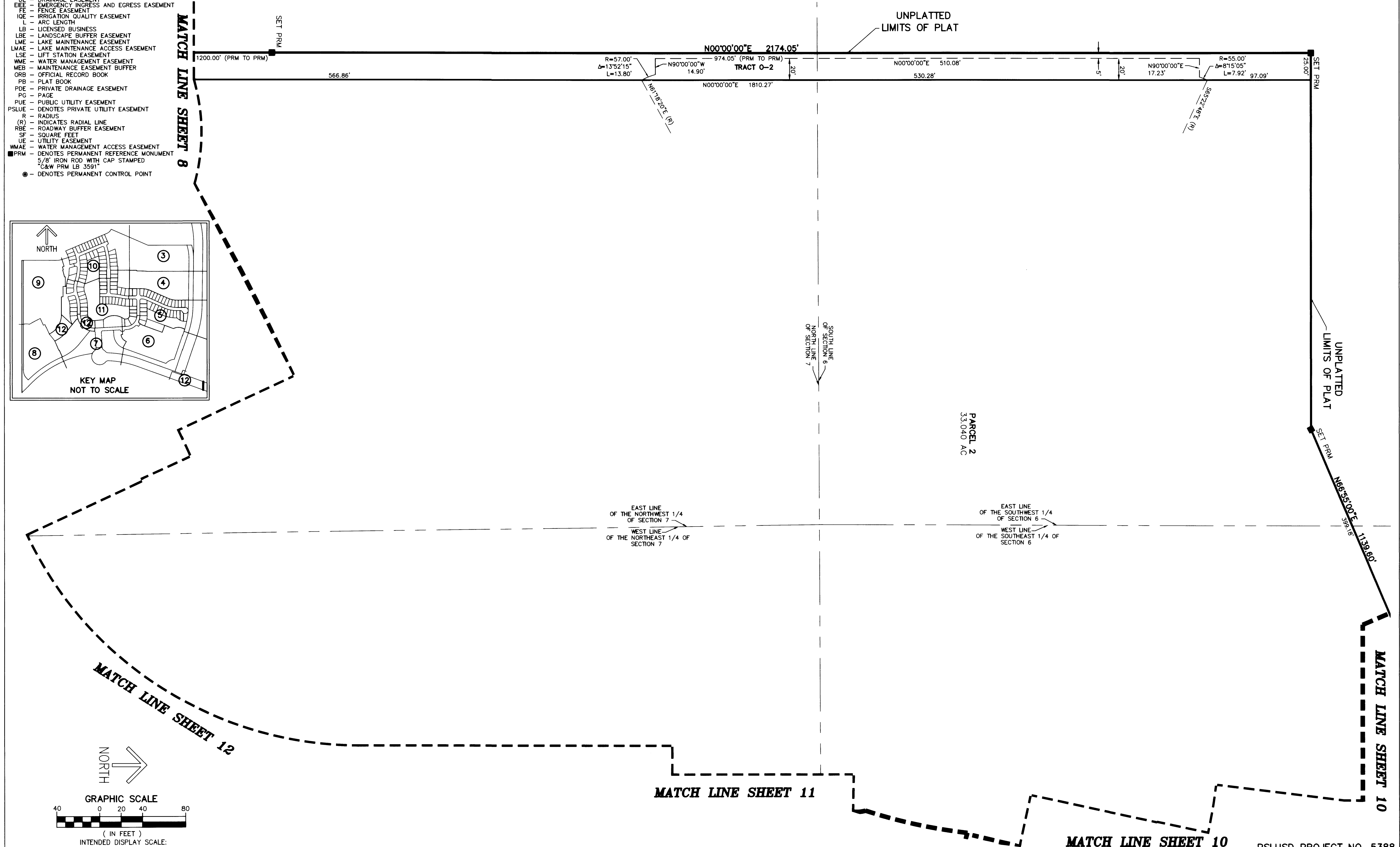
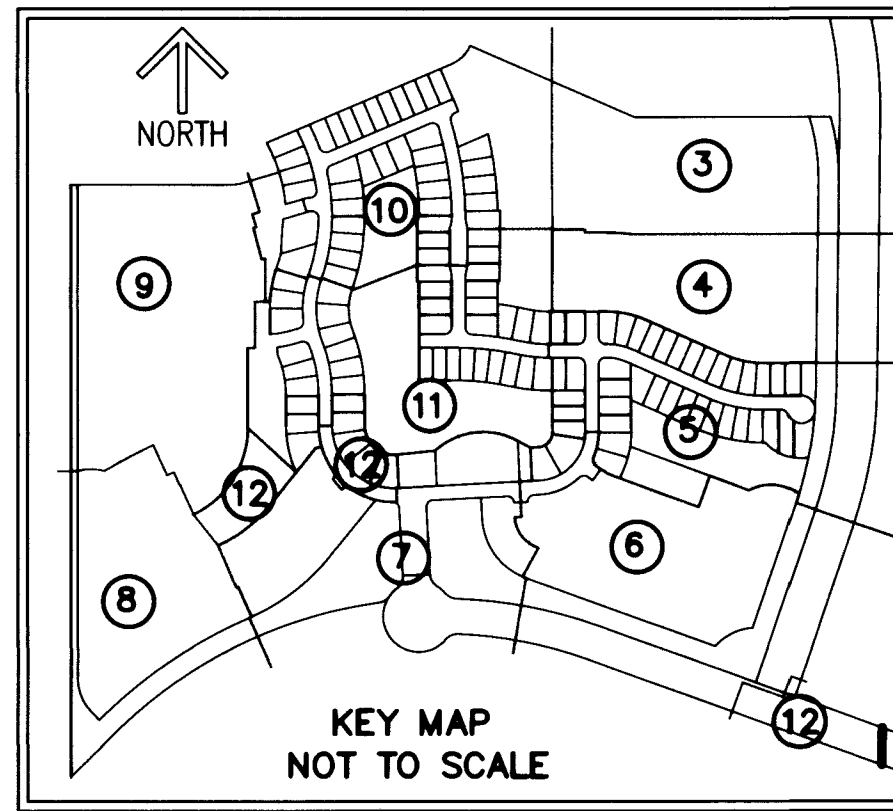
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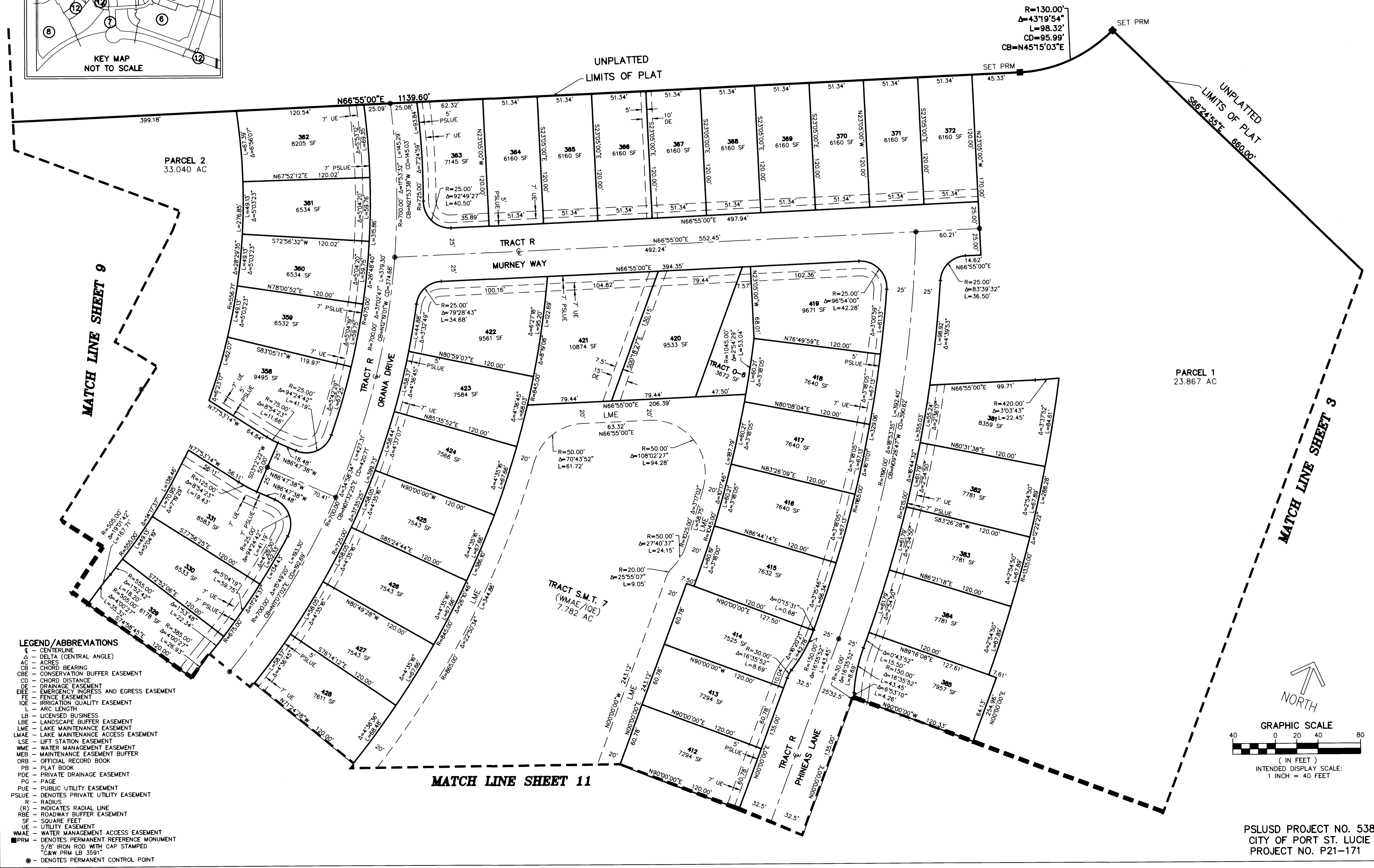
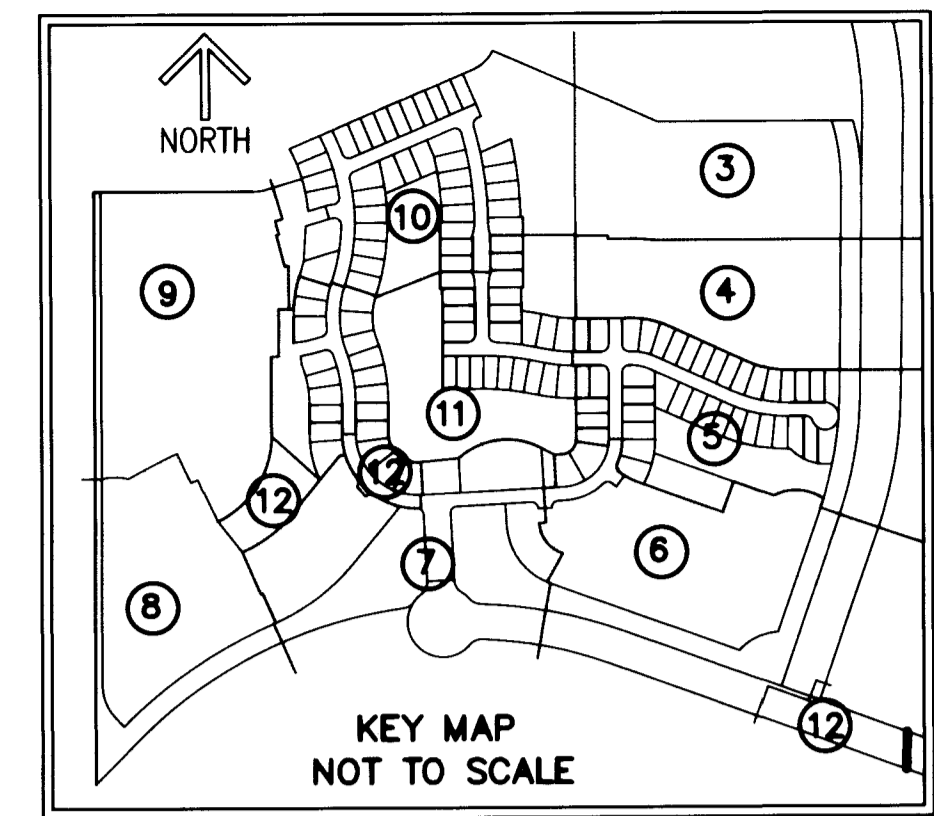


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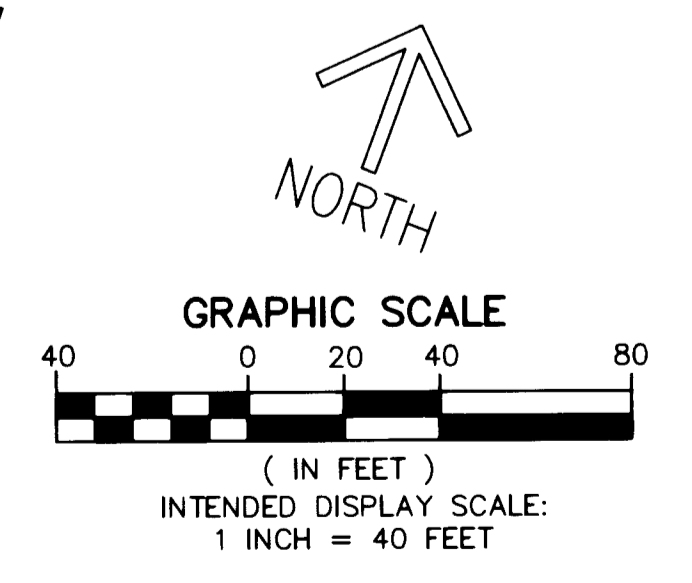
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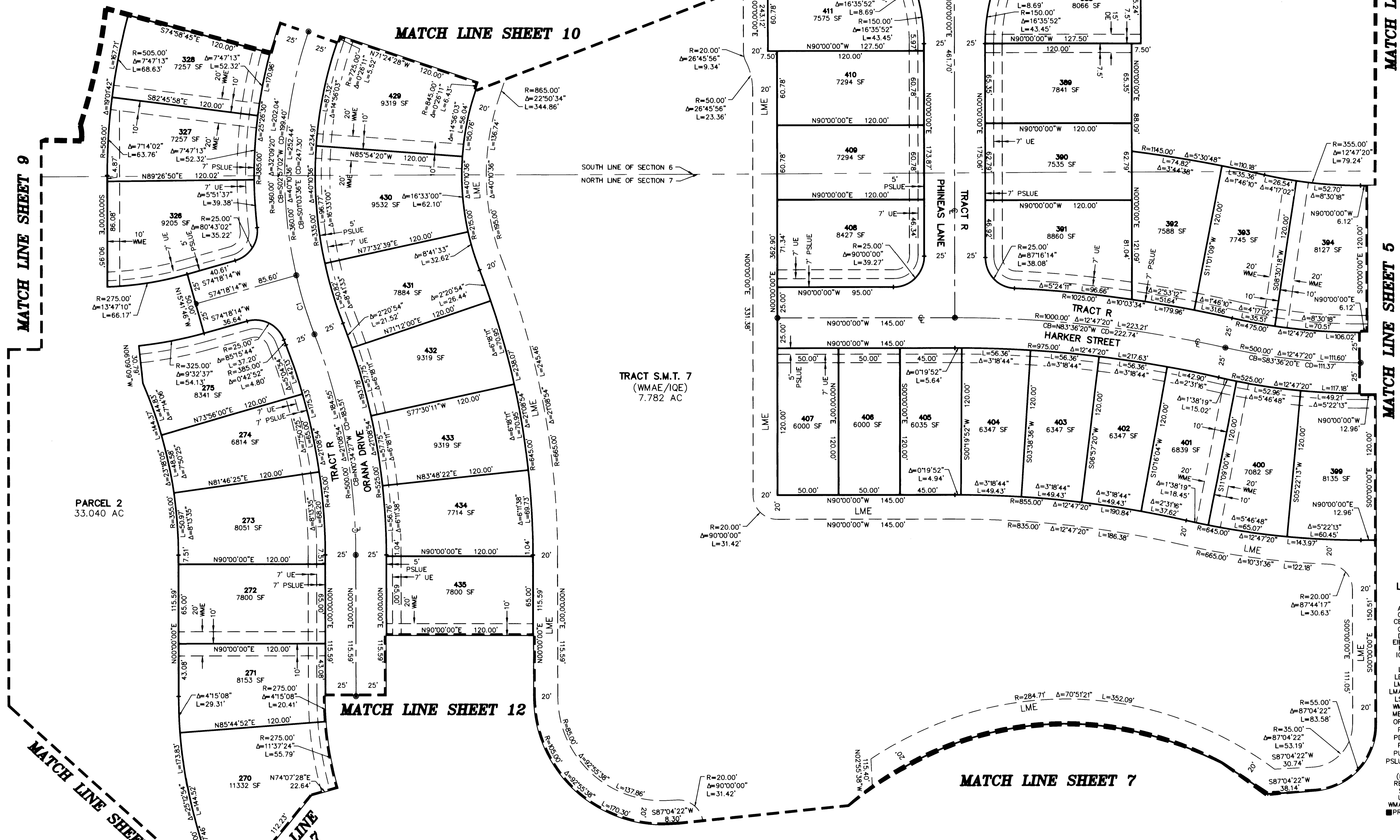
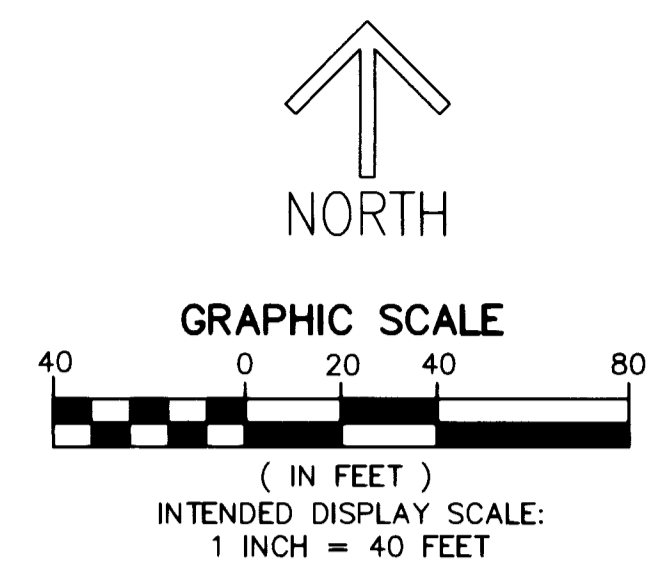
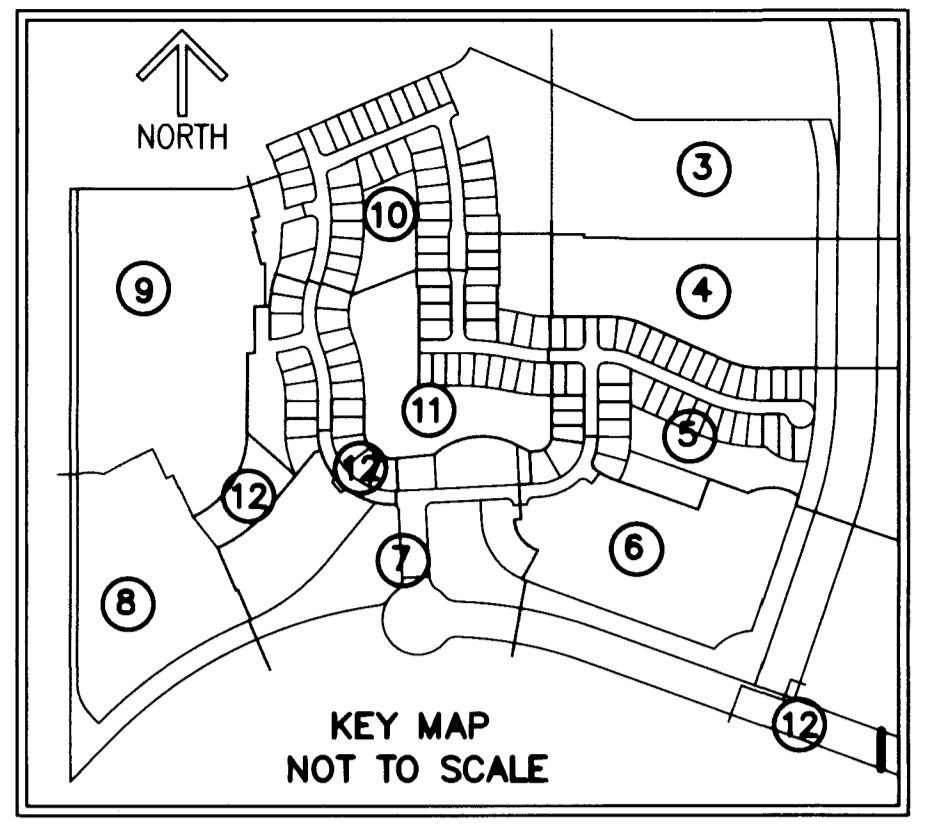
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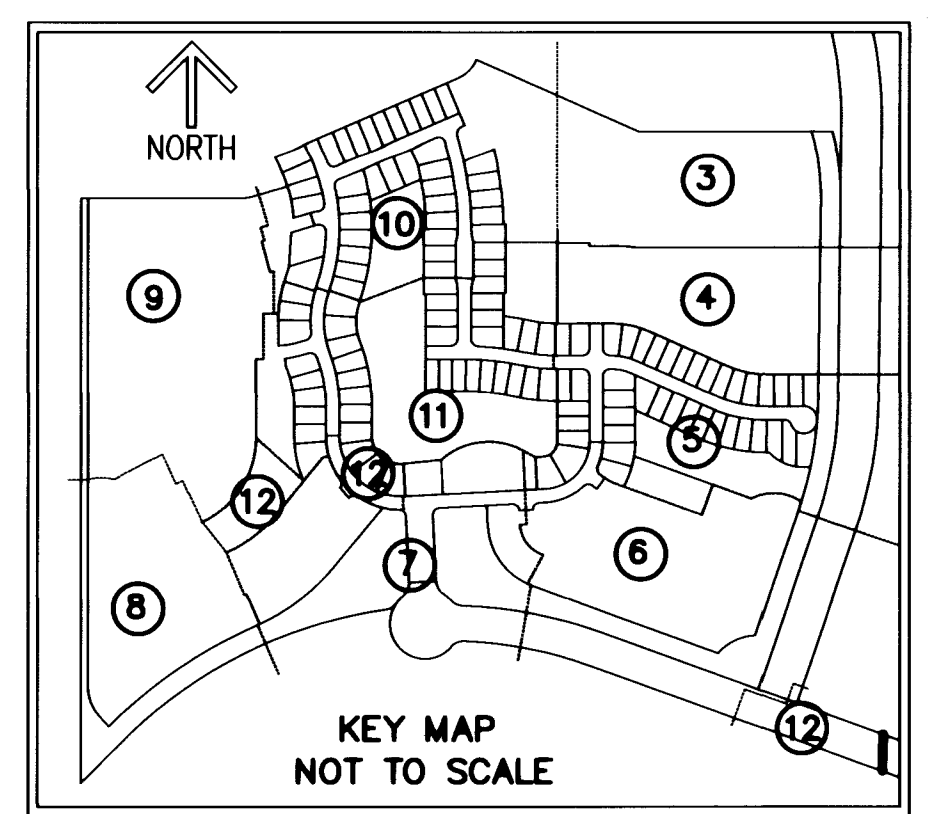
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Curve Table

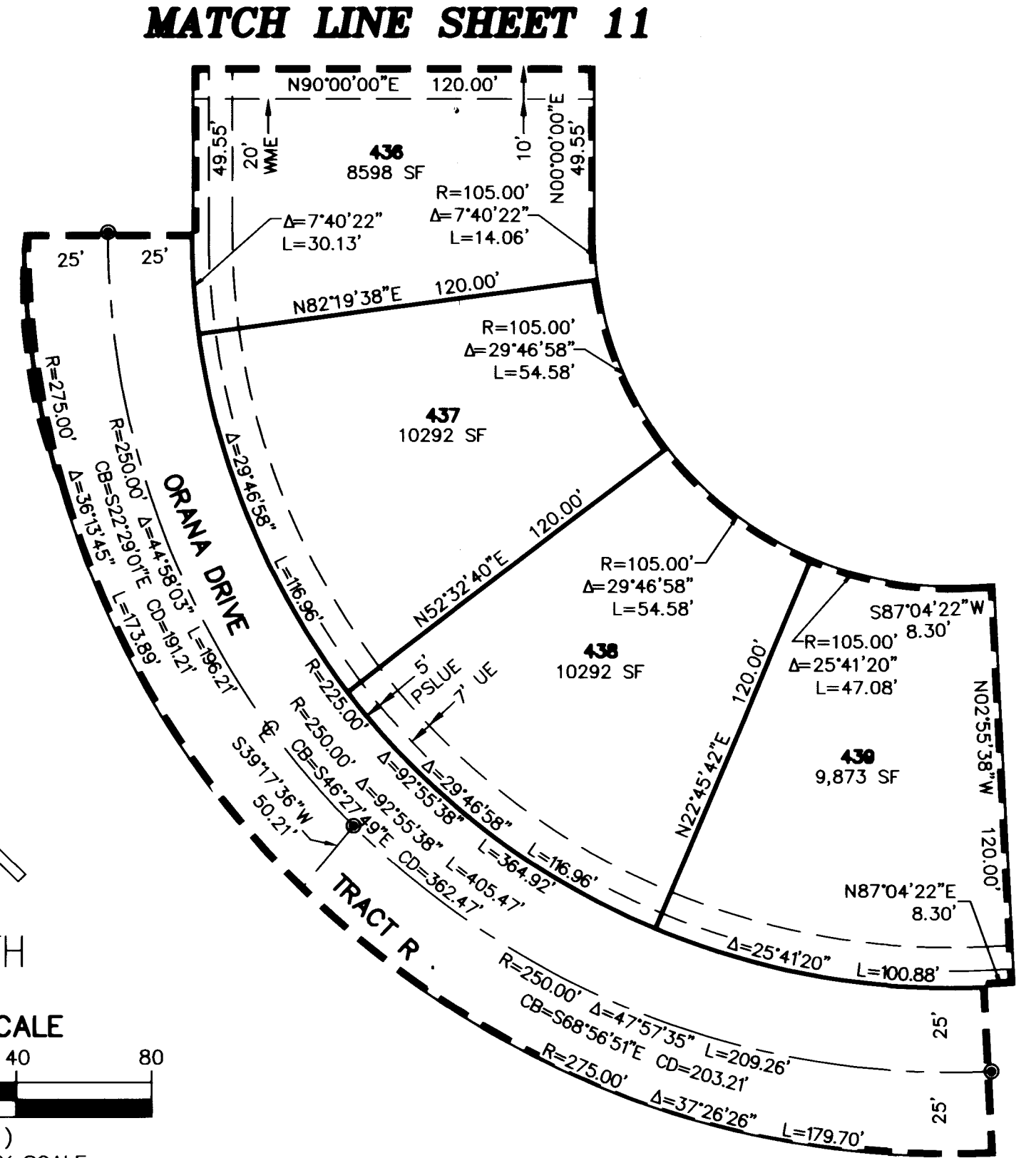
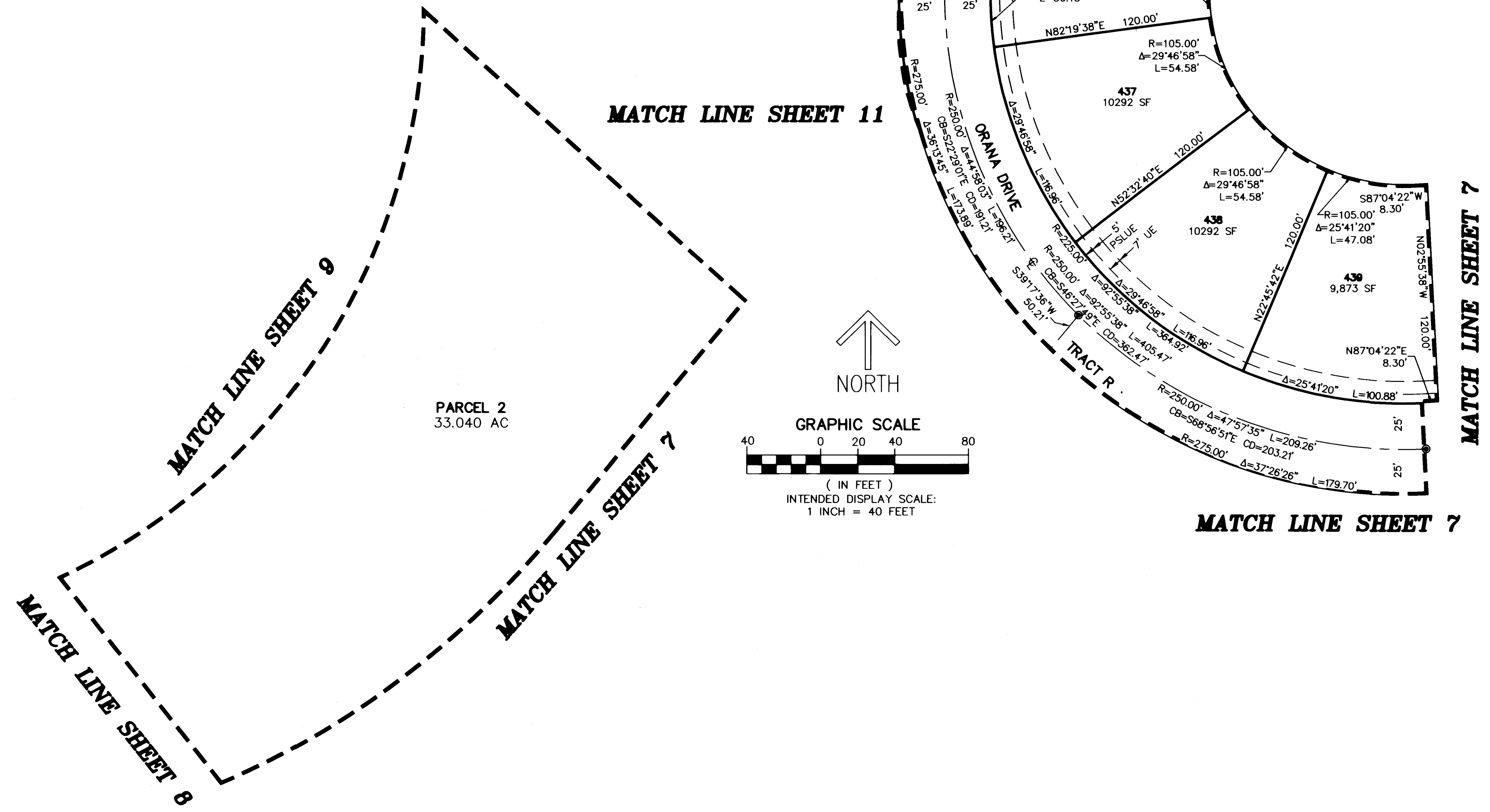
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°01'17"	360.00'	50.40'	S17° 08' 16"E	50.36'

CADENCE PHASE I

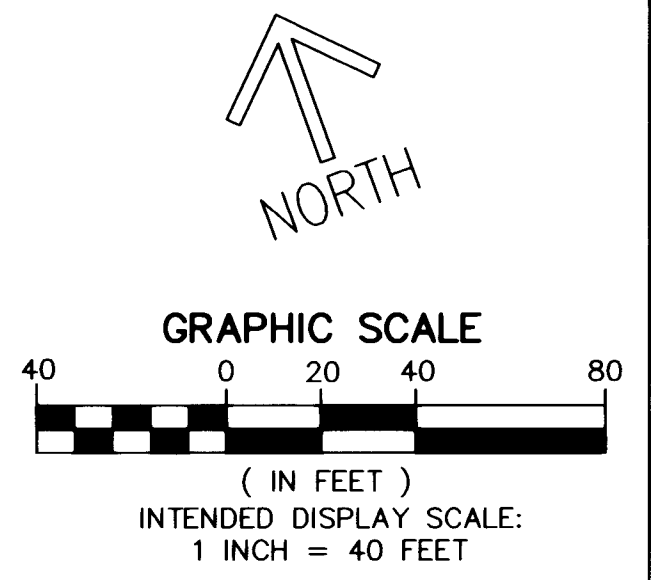
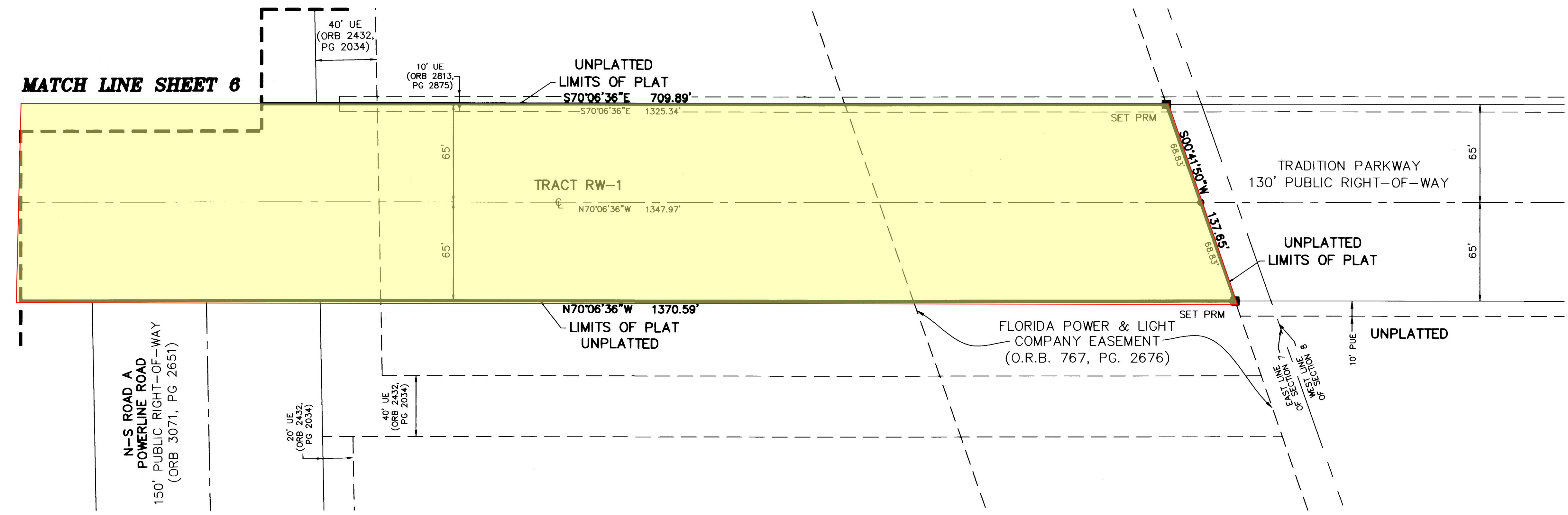
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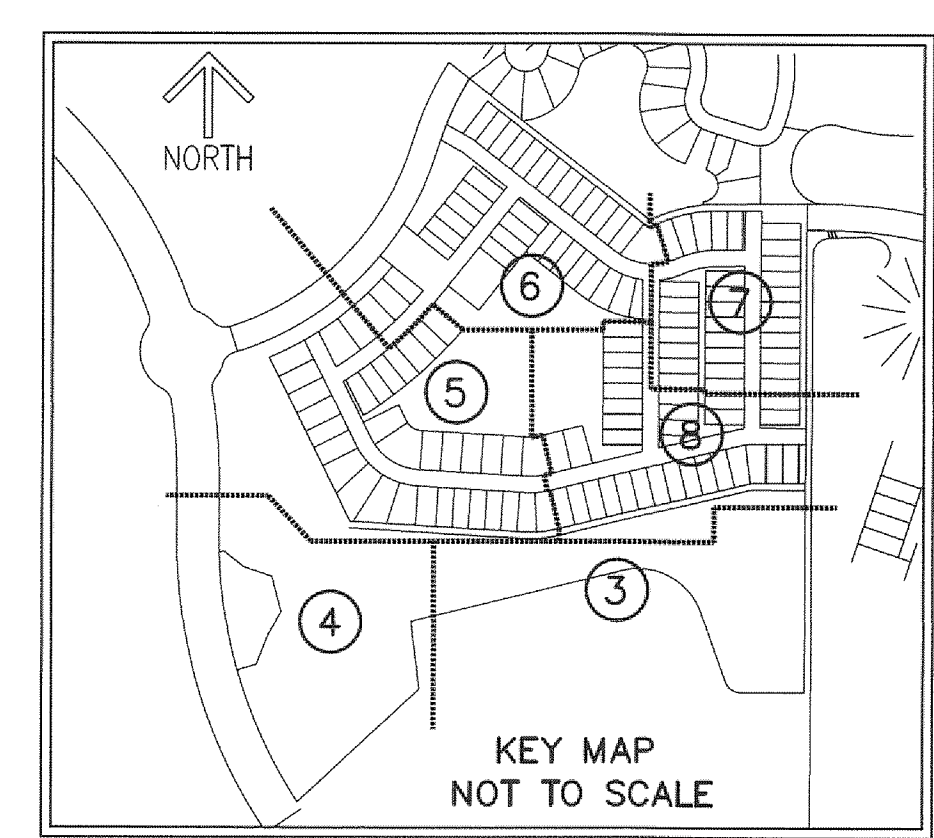


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 - - DENOTES PERMANENT CONTROL POINT





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

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
 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

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 REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 9 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS 13th DAY OF July, 2021.
 CHAIRMAN: Jeremy Bunner SECRETARY: 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 (IGE), SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT.

DATED THIS 13th DAY OF July, 2021.
 CHAIRMAN: Jeremy Bunner SECRETARY: Joel Arrington

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 27th DAY OF June, 2021, AT 8:00 AM:

- THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF TAMMAY 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
 STEVEN R. PARSON, PARTNER
 FLORIDA BAR NO. 351903
 SHUTTS & BOWEN LLP
 525 OKEECHOBEE BLVD., SUITE 1100
 WEST PALM BEACH, FL 33401

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

IN WITNESS WHEREOF, THE ABOVE NAMED EMERY 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 THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 13th DAY OF July, 2021.

EMERY HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT.
 BY: Anthony J. Palumbo III
 PRESIDENT

WITNESS: [Signature]
 WITNESS: [Signature]

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

(STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13th DAY OF July, 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 [Signature] AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF July, 2021.

1-27-24
 COMMISSION NO. & EXPIRATION DATE

GG949719
 COMMISSION NUMBER

Julie Hurst
 PRINT NAME

Julie Hurst
 NOTARY PUBLIC, STATE OF FLORIDA

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

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

Notary Public State of Florida
 Julie G. Hurst
 My Commission GG 949719
 Expires 01/27/2024

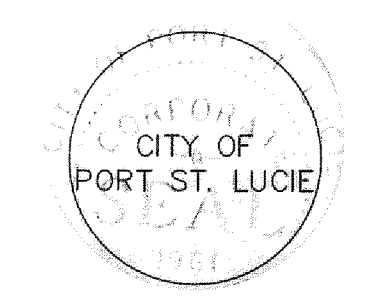
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

(STATE OF FLORIDA)
 COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF EMERY, 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 13th DAY OF July, 2021.

Shawn Walsh
 CITY OF PORT ST LUCIE, MAYOR

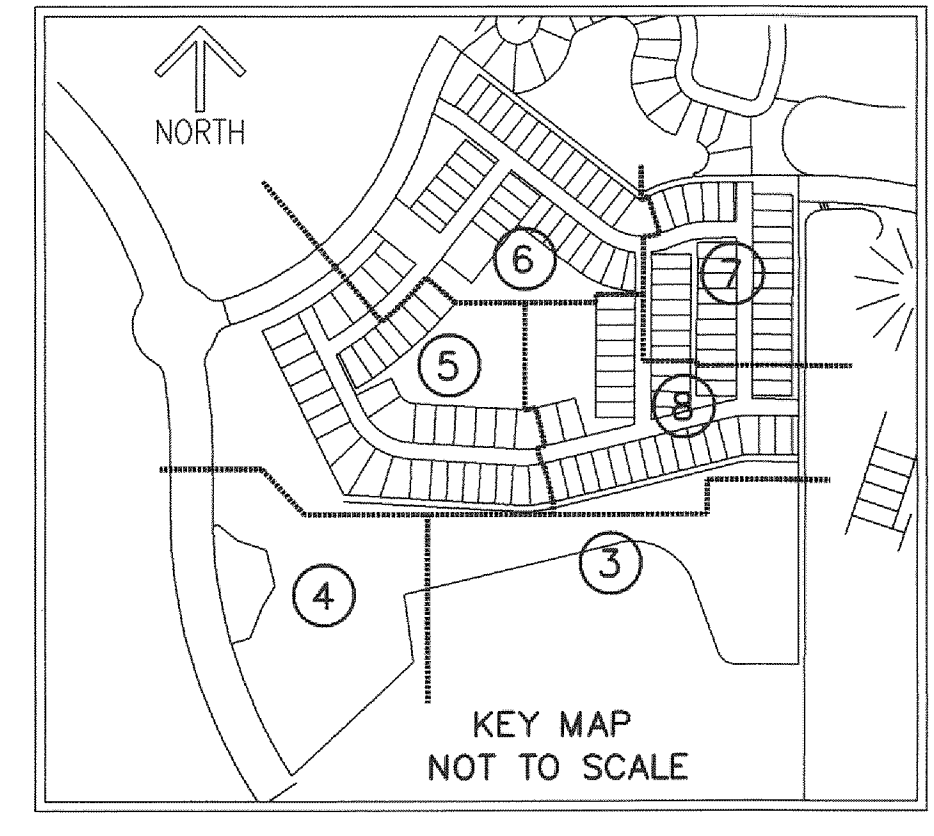
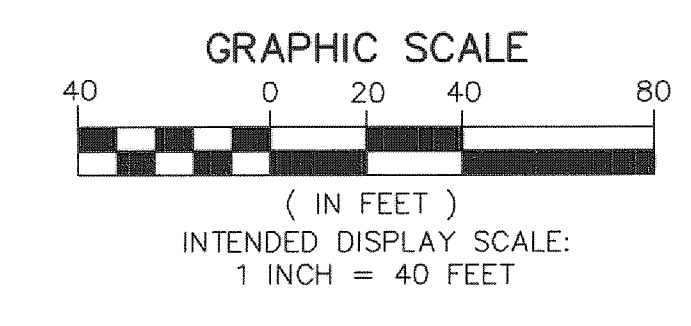
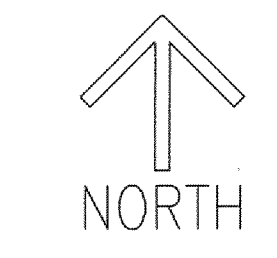
ATTEST: [Signature]
 SALLY WALSH, CITY CLERK



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

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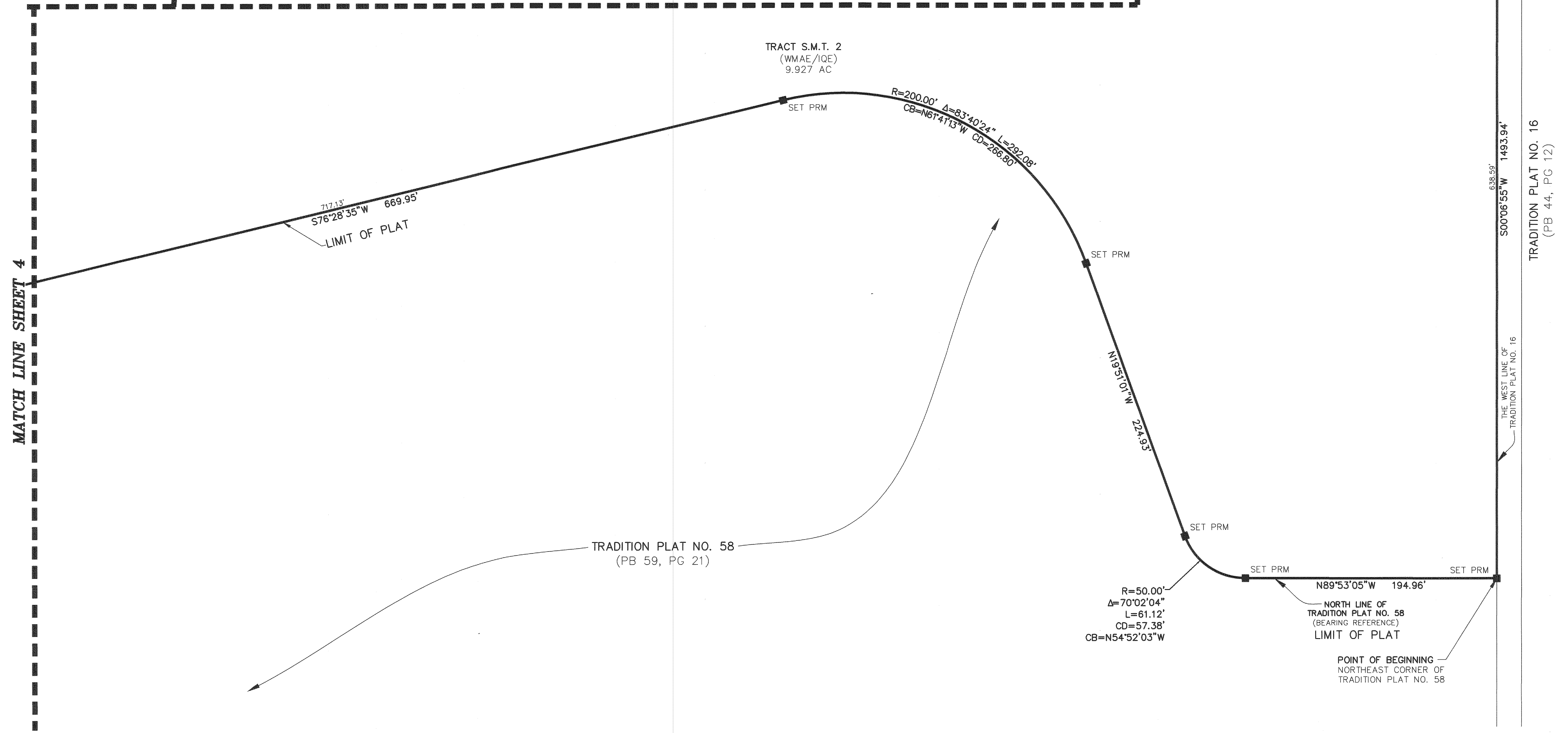


- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
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 - 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 8

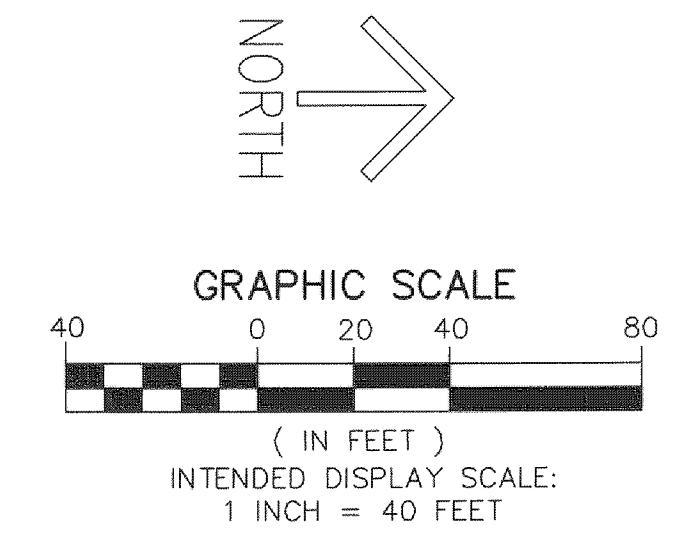
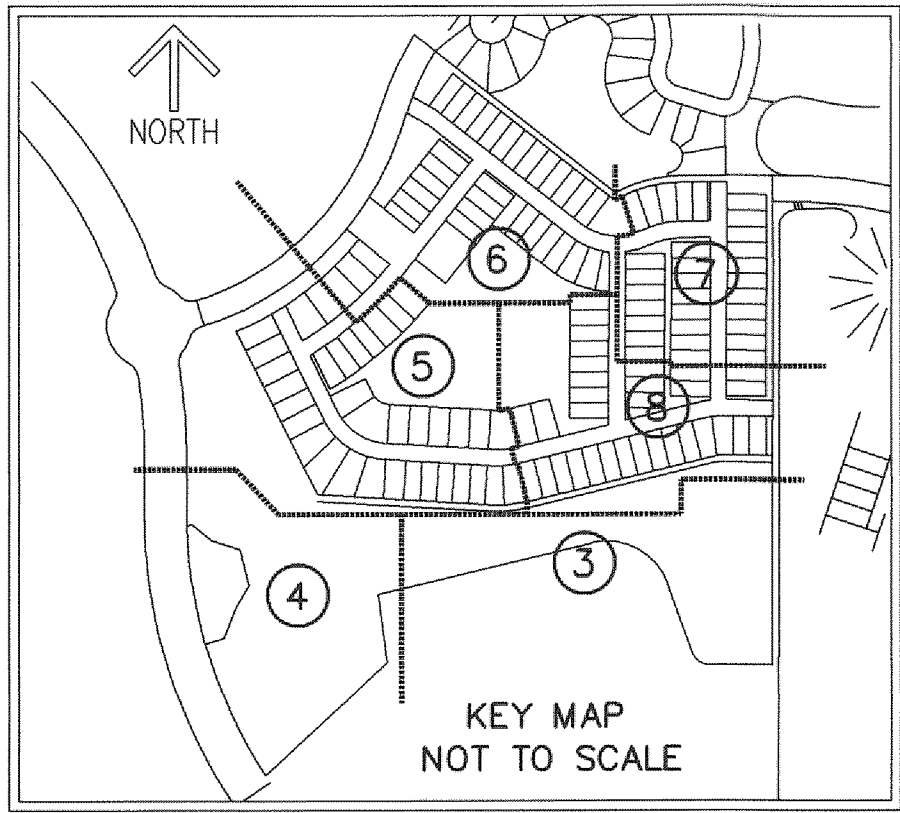
MATCH LINE SHEET 5

MATCH LINE SHEET 8

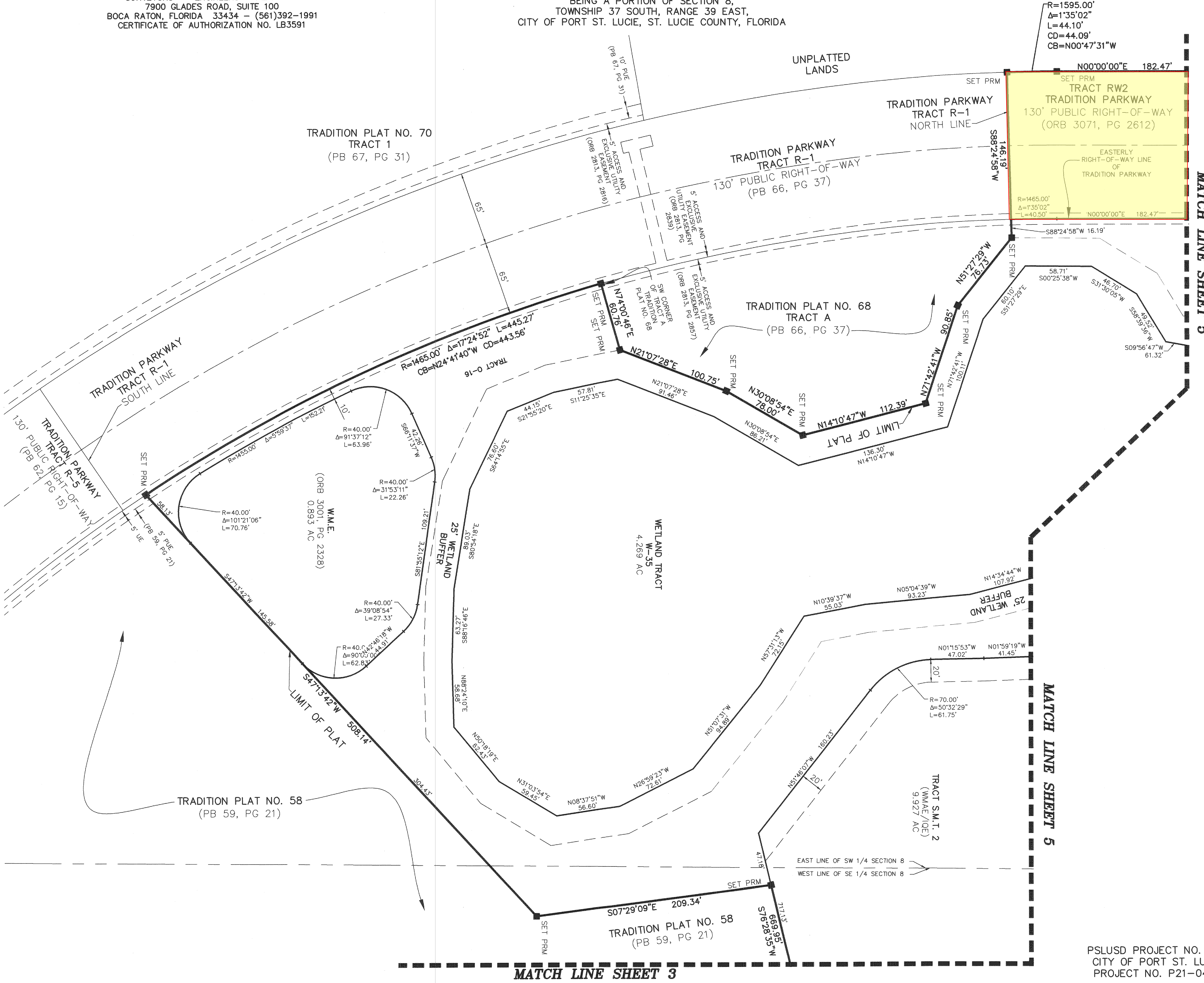


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EMERY
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BEING A PORTION OF SECTION 8,
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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



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R=1595.00'
Δ=1°35'02"
L=44.10'
CD=44.09'
CB=N00°47'31"W

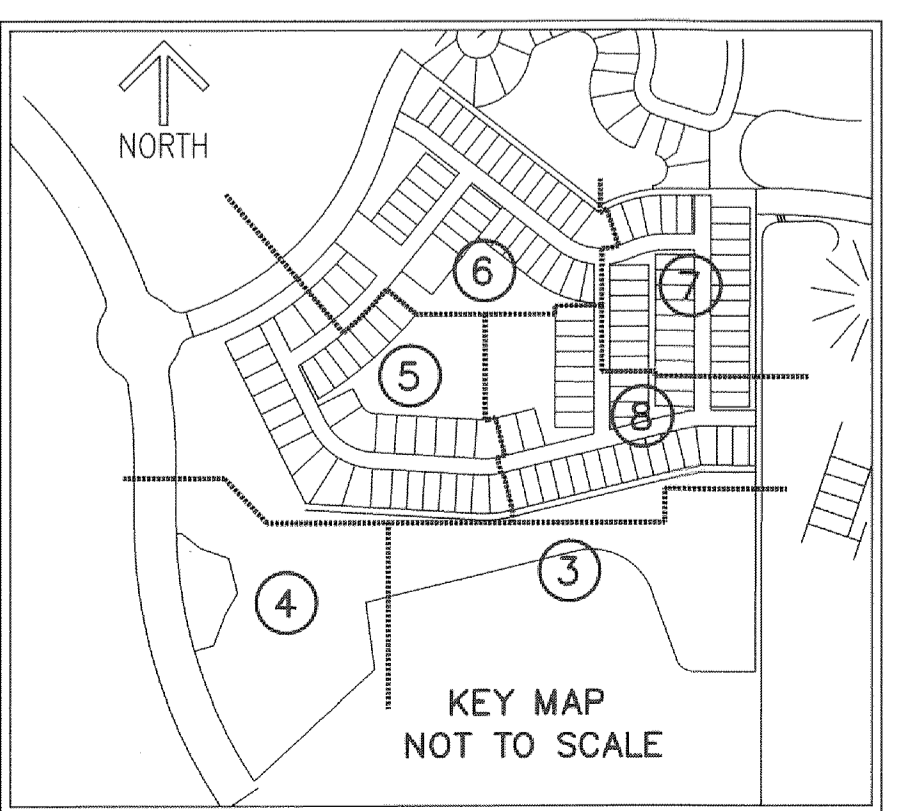
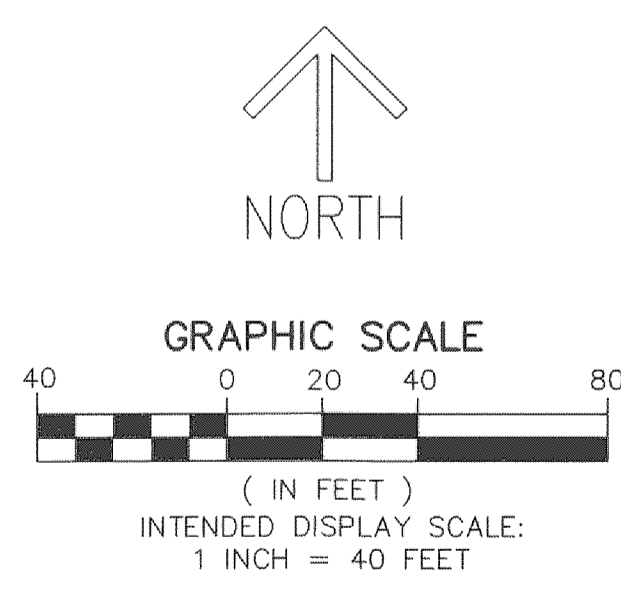
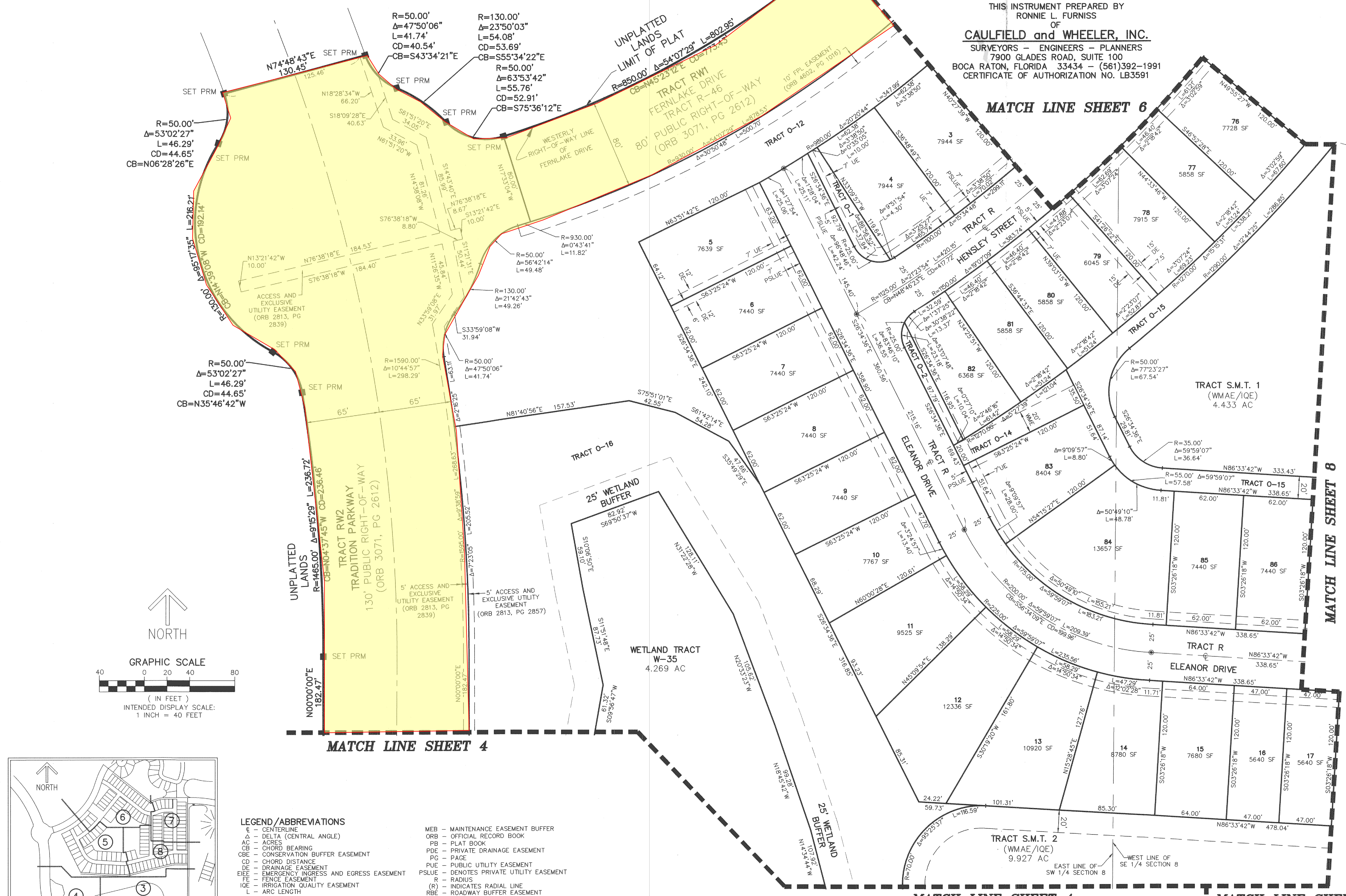
R=1465.00'
Δ=1°35'02"
L=40.50'

EMERY

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CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C2	16°57'43"	180.00'	53.29'	N84° 57' 26"E	53.09'



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 - - DENOTES PERMANENT CONTROL POINT

MATCH LINE SHEET 6

MATCH LINE SHEET 8

MATCH LINE SHEET 4

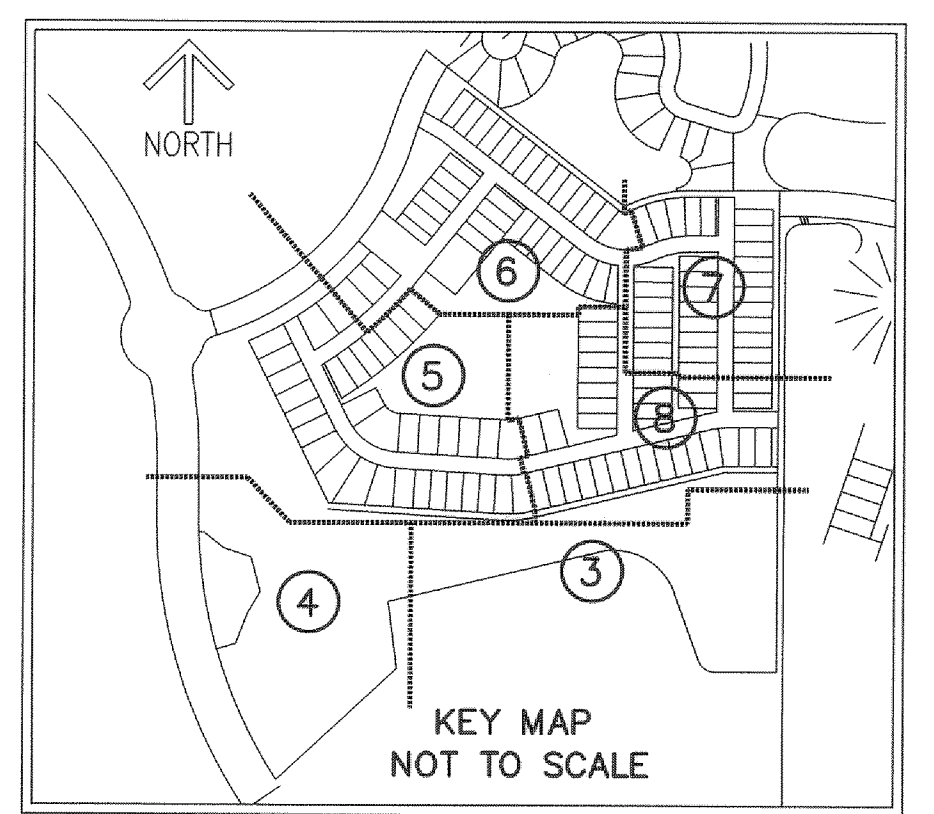
MATCH LINE SHEET 4

MATCH LINE SHEET 3

EMERY

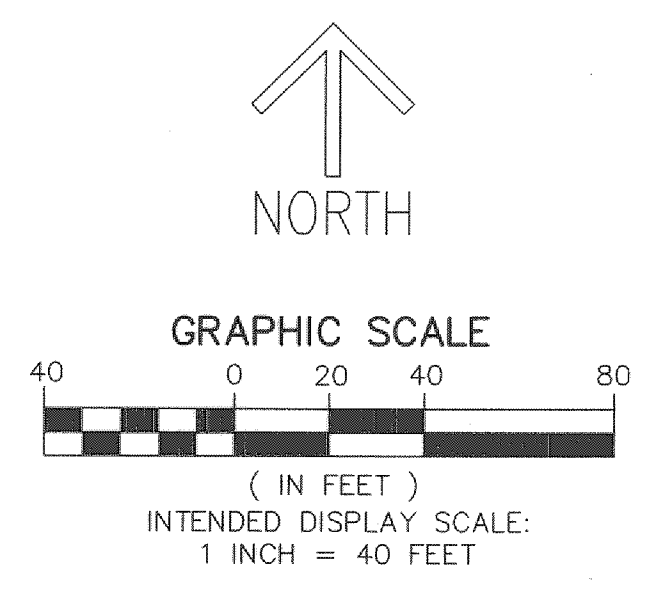
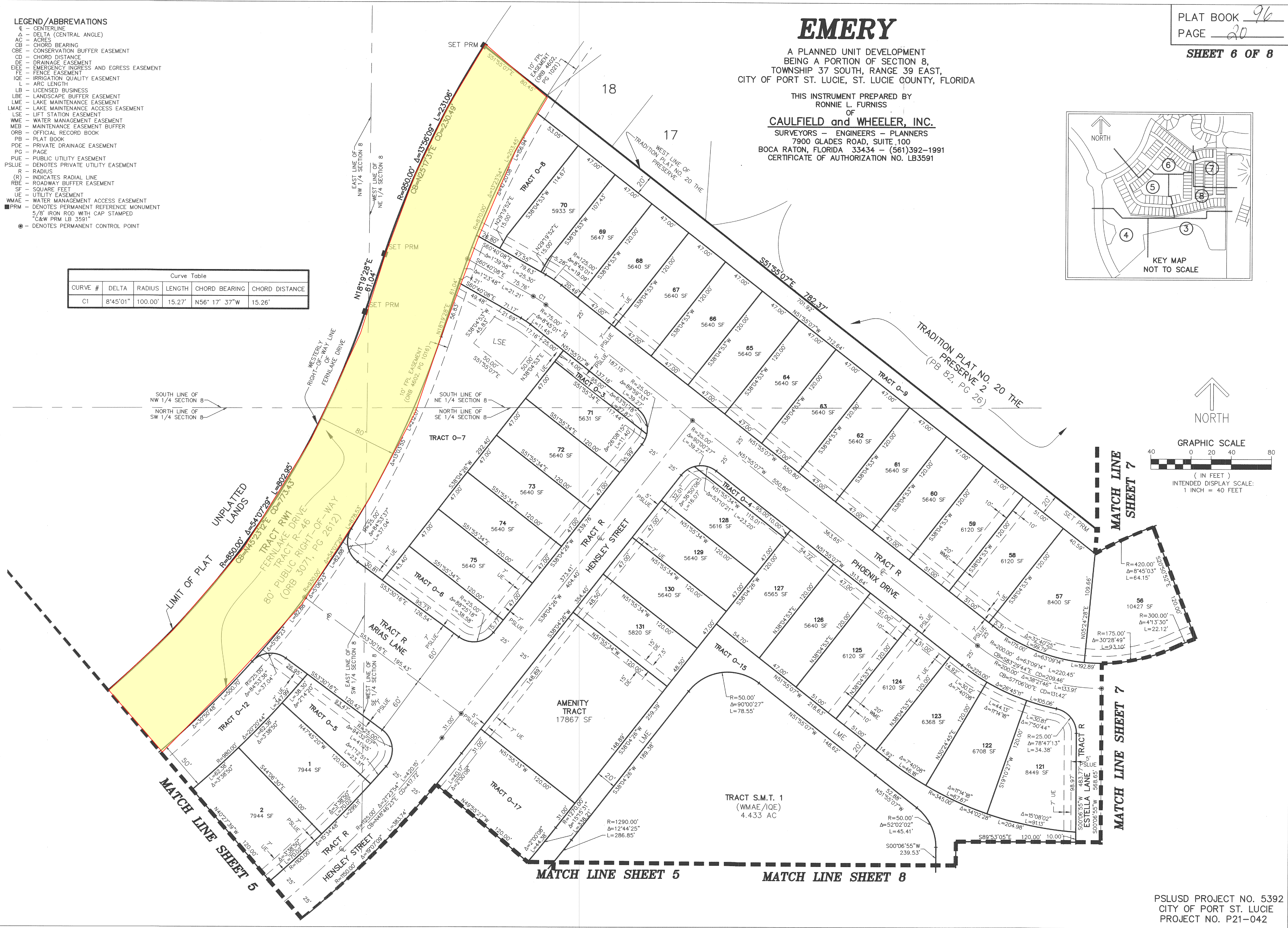
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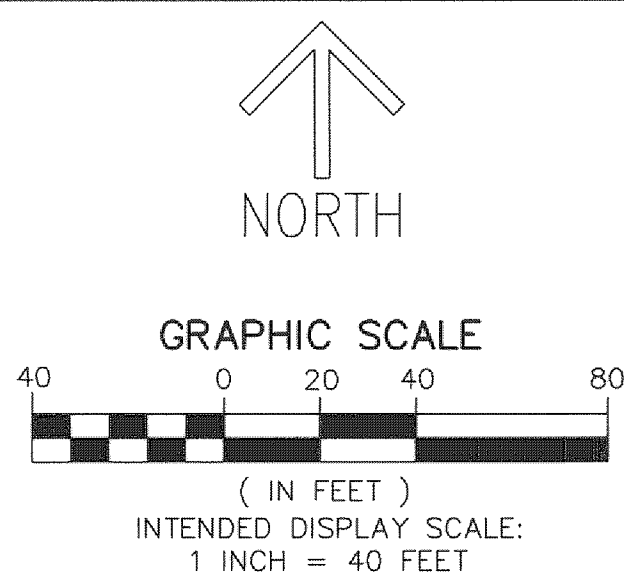


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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	8°45'01"	100.00'	15.27'	N56° 17' 37"W	15.26'



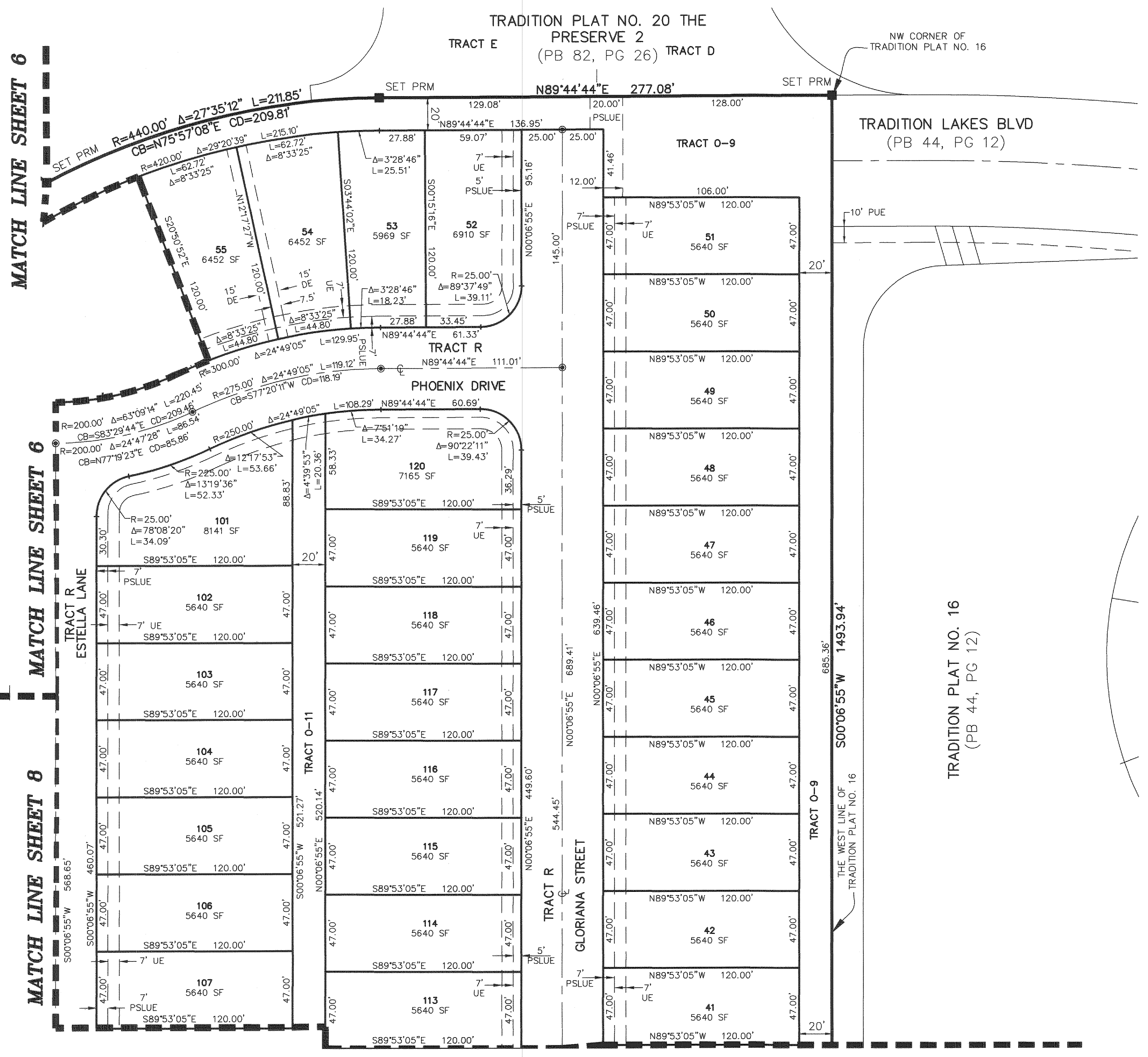
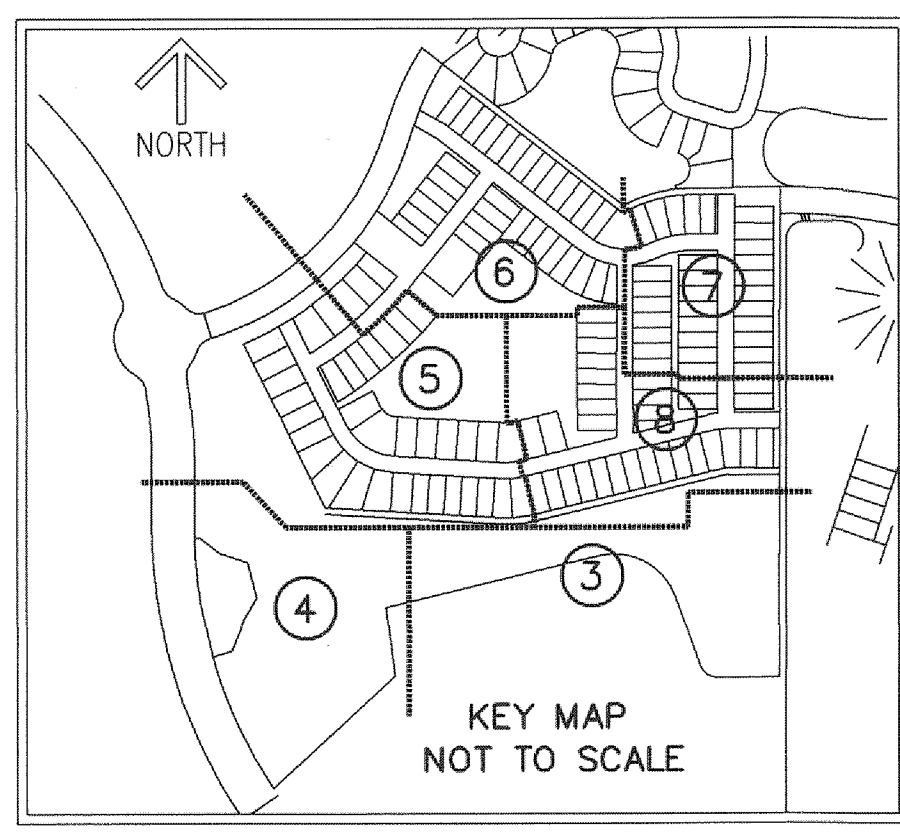
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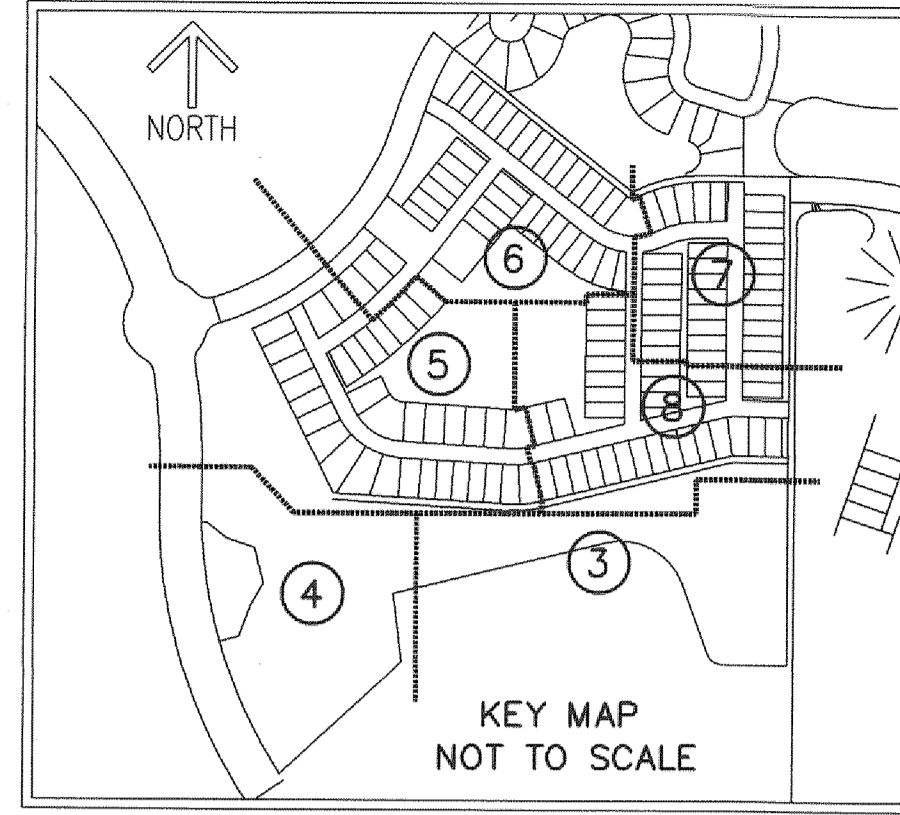


MATCH LINE SHEET 8

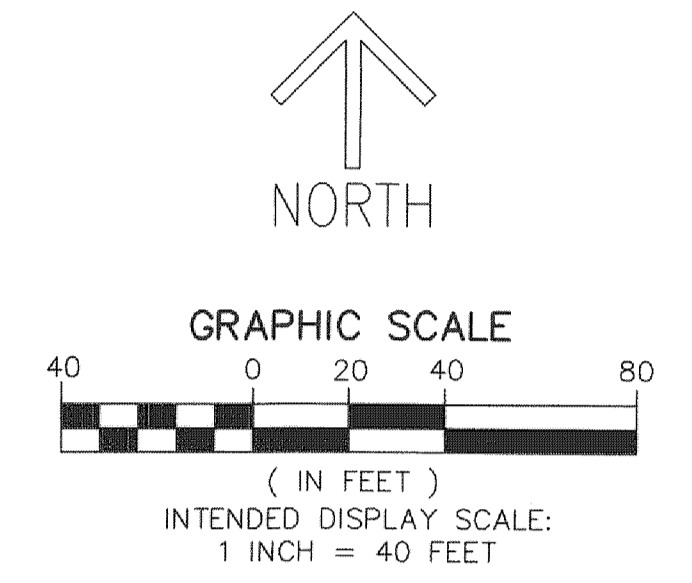
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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C3	1°42'54"	245.00'	7.33'	S89° 15' 28"W	7.33'
C4	11°55'26"	245.00'	50.99'	S82° 26' 18"W	50.90'

