

SOUTHERN GROVE PLAT NO. 48

BEING A REPLAT OF TRACT 2 OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 & 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
TRACT 2, ACCORDING TO PLAT OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 28.56 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
CITY OF PORT ST. LUCIE
ACCEL FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 48", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:
1. ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 32, RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SOUTHERN GROVE PLAT NO. 26, RECORDED IN PLAT BOOK 84, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SOUTHERN GROVE PLAT NUMBER 23, RECORDED IN PLAT BOOK 77, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SOUTHERN GROVE PLAT NO. 14, RECORDED IN PLAT BOOK 71, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.
2. ALL PLATTED UTILITY EASEMENTS 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, WHEN A LAW, STANDARD, CODE, OR CITY CODE REQUIREMENT, RELATING TO THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR DRAINAGE FACILITIES, AS REFERENCED IN THIS PROVISION, CONFLICTS, THE MORE STRINGENT REQUIREMENT IS TO CONTROL.

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

ACCEL FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____, TITLE: _____

WITNESS SIGNATURE	WITNESS SIGNATURE
PRINTED NAME	PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____ THE _____ OF ACCEL FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

NOTARY PUBLIC
NOTARY SEAL
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED, _____, AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2025:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF ACCEL FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- (2) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (3) THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- (4) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS ____ DAY OF _____, 2025.

SIGNED: _____
MELISSA TURRA, PARTNER
HOLLAND & KNIGHT LLP
50 NORTH LAURA STREET, SUITE 3900
JACKSONVILLE, FLORIDA 32202
FLORIDA BAR NO. 0022063

APPROVAL OF CITY COUNCIL

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

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 48", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED, THIS _____ DAY OF _____, 2025.

SALLY WALSH, CITY CLERK SHANNON M. MARTIN, MAYOR

CLERK'S RECORDING CERTIFICATE

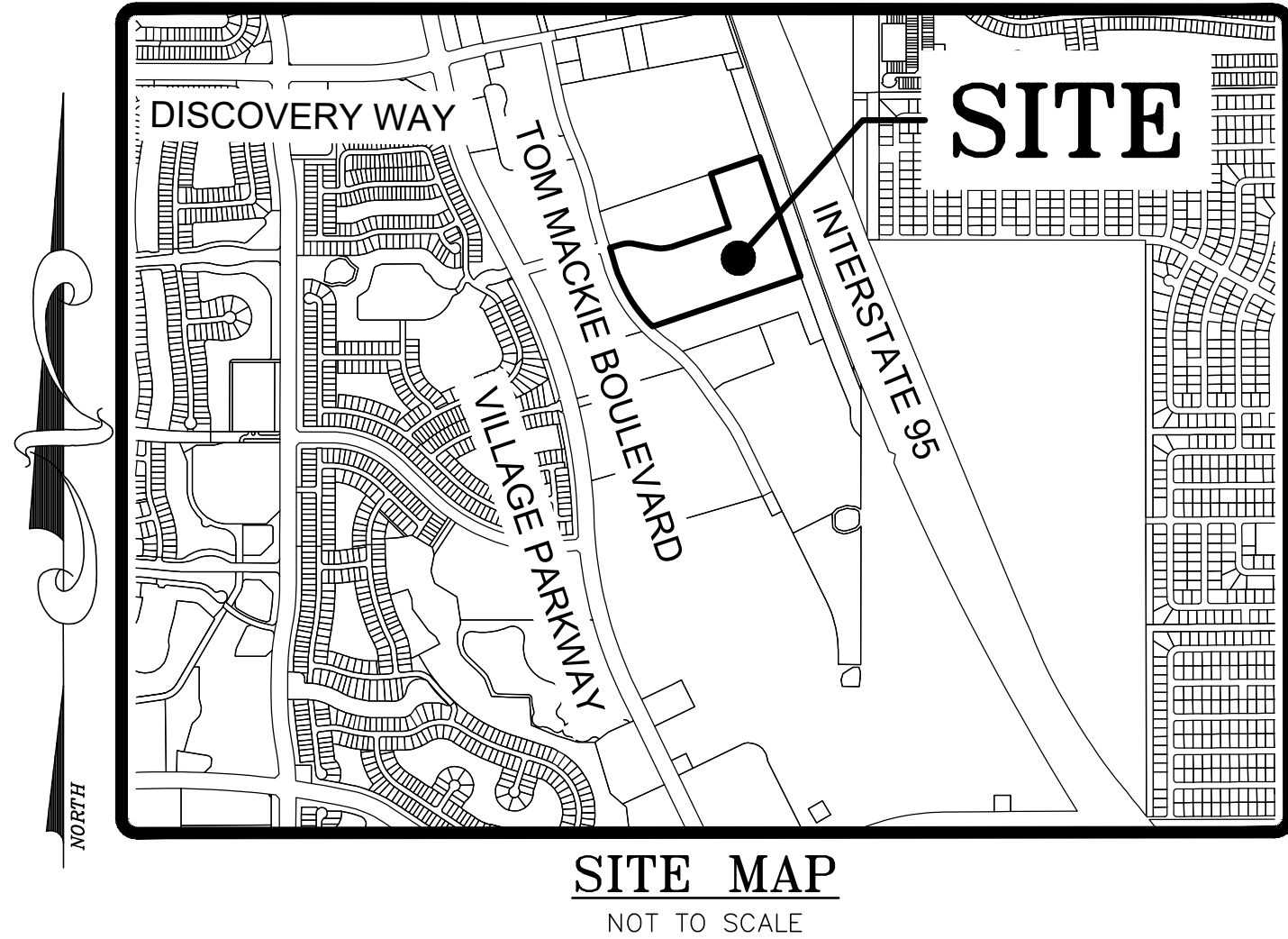
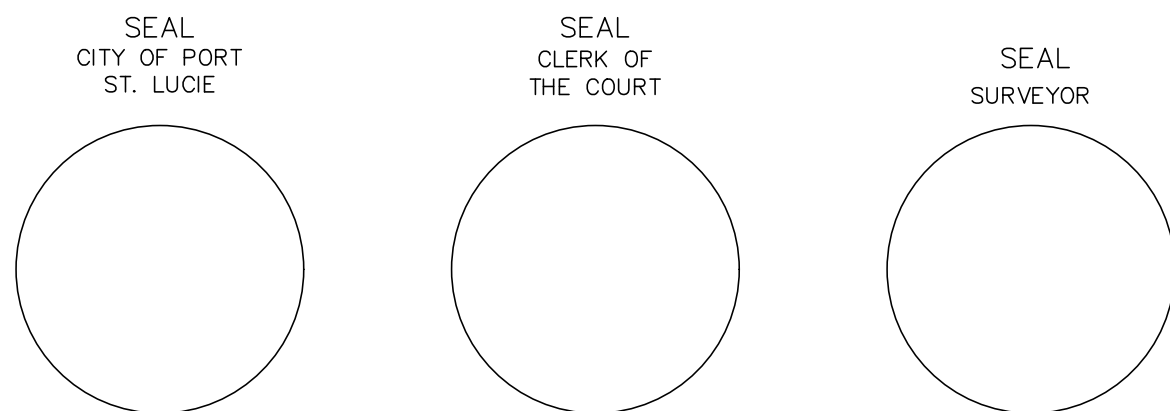
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____

_____, PAGE(S) _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

THIS _____ DAY OF _____, 2025.

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



SITE MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 48 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 2025.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
A BLANKET DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2902, PAGE 1220 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AFFECTS THE LANDS SHOWN HEREON. THE EXTENTS OF SAID EASEMENT EXTEND BEYOND THE BOUNDS OF THE PLAT AND CANNOT BE SHOWN HEREON; REFER TO THE INSTRUMENT OF RECORD FOR DELINEATION.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT 2, LABELED HEREON AS (BEARING BASIS), SOUTHERN GROVE PLAT NO. 32, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 12, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 71°12'40" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO. STATE PLANE COORDINATES HEREON HAVE BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD '83 (2011 ADJUSTMENT). DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF
4. PLAT CONTAINS 28.56 ACRES, MORE OR LESS.
5. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
6. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

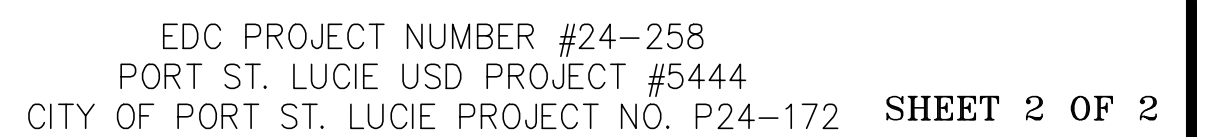
PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS • SURVEYORS • ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4890
WWW.EDC-INC.COM
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC PROJECT NUMBER #24-258
PORT ST. LUCIE USD PROJECT #5444
CITY OF PORT ST. LUCIE PROJECT NO. P24-172 SHEET 1 OF 2

BEING A REPLAT OF TRACT 2 OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15 & 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

DOCKET NO. _____



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