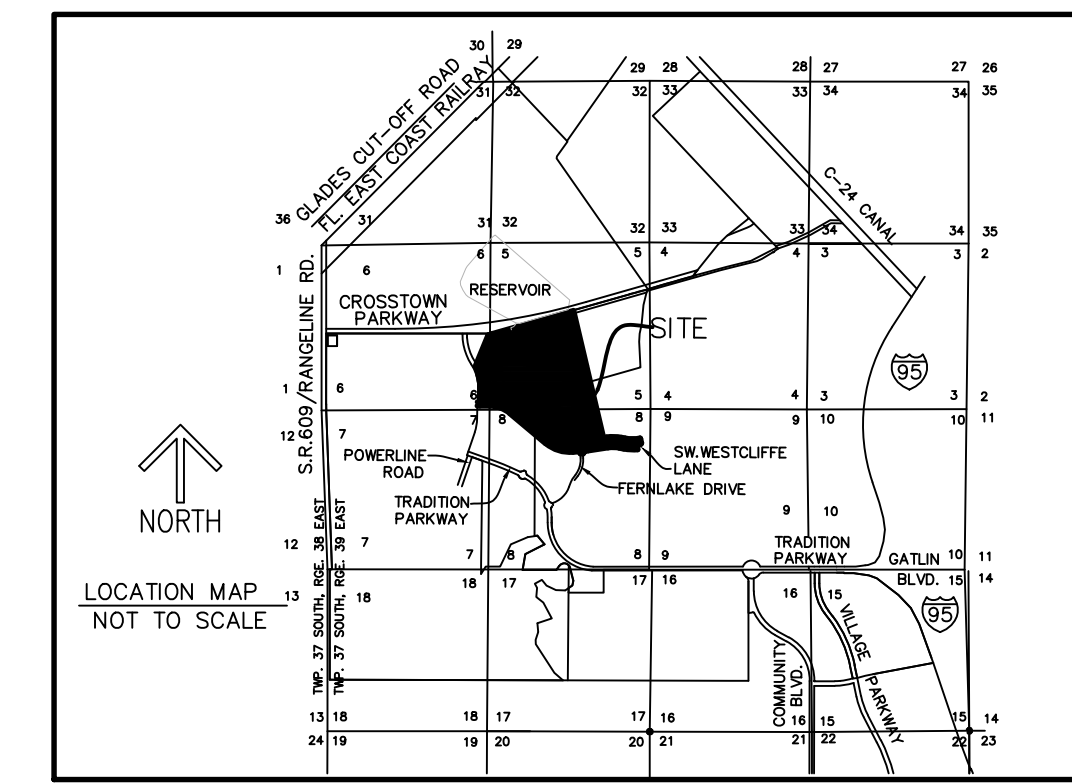


ESPLANADE AT TRADITION II

BEING A REPLAT OF ESPLANADE AT TRADITION TRACT R, TRACT R2, TRACT A, TRACT 0-2, TRACT 0-4, TRACT 0-12, LOT 133, LOT 134, TRACT AMENITY CENTER AND TRACT S.M.T 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA,

PLAT BOOK _____
PAGE _____

SHEET 1 OF 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

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS ESPLANADE AT TRADITION II, BEING A REPLAT OF ESPLANADE AT TRADITION TRACT R, TRACT R2, TRACT A, TRACT 0-2, TRACT 0-4, TRACT 0-12, LOT 133, LOT 134, TRACT AMENITY CENTER AND TRACT S.M.T 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA,

CONTAINING 41.463 ACRES OR 1,806,142 SQUARE FEET MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, AND MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS ESPLANADE AT TRADITION II, 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 AND TRACT R2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ESPLANADE AT TRADITION 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 ARE THE MAINTENANCE OBLIGATION OF SAID ESPLANADE AT TRADITION 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 LOTS WITHIN ESPLANADE AT TRADITION II, 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 DISTRICT 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 THE 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, TO DISTRICT NO. 5, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, DISTRICT NO. 4, IN ACCORDANCE WITH THE DISTRICT INTERLOCAL AGREEMENT, ITS SUCCESSORS AND ASSIGNS.

2. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R AND TRACT R2, 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. 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 OR ROADS UNDERLYING SAID EASEMENT.

3. 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.

4. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ESPLANADE AT TRADITION 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 ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

5. THE OPEN SPACE TRACT 0-2 AND TRACT 0-4 AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ESPLANADE AT TRADITION 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 ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION, INC.

6. THE PUBLIC UTILITY EASEMENTS (PSLUE) AND LIFT STATION EASEMENT (LSE) 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 OTHER THAN AS SHOWN ON THIS PLAT.

7. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT MODIFYING THE FOREGOING DEDICATION AND MAINTENANCE DUTIES. THE OPEN AREA OF TRACT A SHALL BE, AND REMAIN, ACCESSIBLE TO THE PUBLIC.

8. A 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES, A 5.00 FOOT WIDE DRAINAGE EASEMENT ADJACENT TO ALL REAR LOT LINES, IS HEREBY DEDICATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

9. THE WATER MANAGEMENT TRACT S.M.T. 8 SHOWN OR DESCRIBED ON THIS PLAT IS 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.

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

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 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 INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.

12. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT, MAINTENANCE AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACT S.M.T. 8 AND THE WATER MANAGEMENT EASEMENT (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENT AND WATER MANAGEMENT ACCESS EASEMENT.

13. THE IRRIGATION EASEMENT (IOE) AS SHOWN HEREON IS HEREBY 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 PURPOSES OF CONSTRUCTION, OPERATION, MAINTENANCE IMPROVING OR REPLACING OF ONE OR MORE IRRIGATION/REUSE AND/OR UTILITY TRANSMISSION OR DISTRIBUTION LINES; AND ALL NORMAL APPURTENANCES THERETO, INCLUDING THE NECESSARY RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING IRRIGATION/REUSE AND/OR UTILITY SERVICES PROVIDED THAT SUCH RIGHTS OF INGRESS AND EGRESS SHALL BE EXERCISED IN A REASONABLE MANNER IN ACCORDANCE WITH THE STANDARD PRACTICES IN THE INDUSTRY, TOGETHER WITH THE RIGHT AND PRIVILEGE TO INSPECT, ALTER, REMOVE OR RELOCATE SUCH LINES, FACILITIES AND APPURTENANCES THERETO WITHIN THE EASEMENT HEREIN GRANTED, WITH ALL RIGHTS AND PRIVILEGES NECESSARY OR CONVENIENT FOR THE FULL USE AND ENJOYMENT THEREOF FOR THE ABOVE-STATED PURPOSES. THE CITY OF PORT ST. LUCIE, FLORIDA (CITY) SHALL BE ALLOWED TO CROSS THE IRRIGATION EASEMENT WITH (A) CITY TELECOMMUNICATION LINES WHICH SERVE SOLELY THE CITY'S FACILITIES AND (B) CITY MUNICIPAL UTILITY LINES.

14. TRACT AMENITY CENTER, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION.

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS _____ DAY OF _____ 2022.

TAYLOR MORRISON OF FLORIDA, INC.,
A FLORIDA CORPORATION
BY: _____
PRESIDENT

WITNESS: _____
PRINT NAME

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF ORANGE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2022, BY _____ PRESIDENT, ON BEHALF OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2022.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME

CERTIFICATE OF OWNERSHIP & DEDICATION:

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS _____ DAY OF _____ 2022.

MATTAMY PALM BEACH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME

BY: _____
ANTHONY PALUMBO
VICE PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

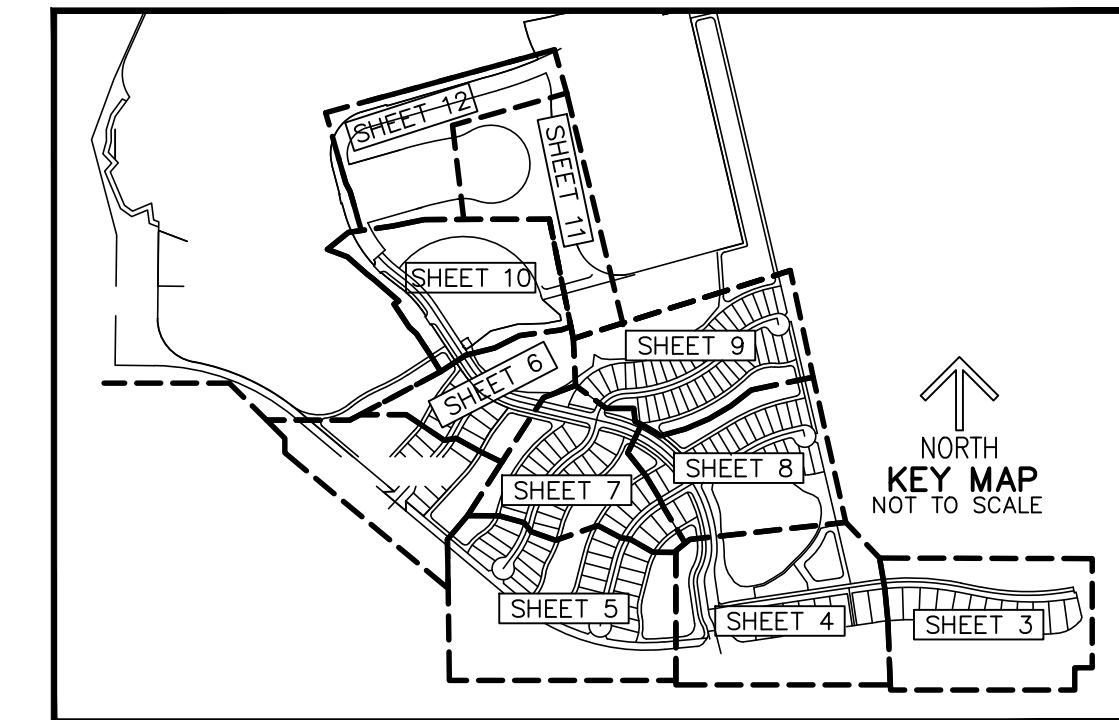
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____ 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 _____ DAY OF _____ 2022.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME



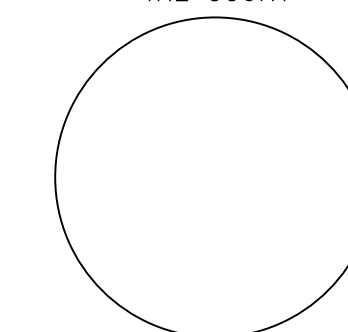
CLERK'S RECORDING CERTIFICATE:

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 _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ 2022.

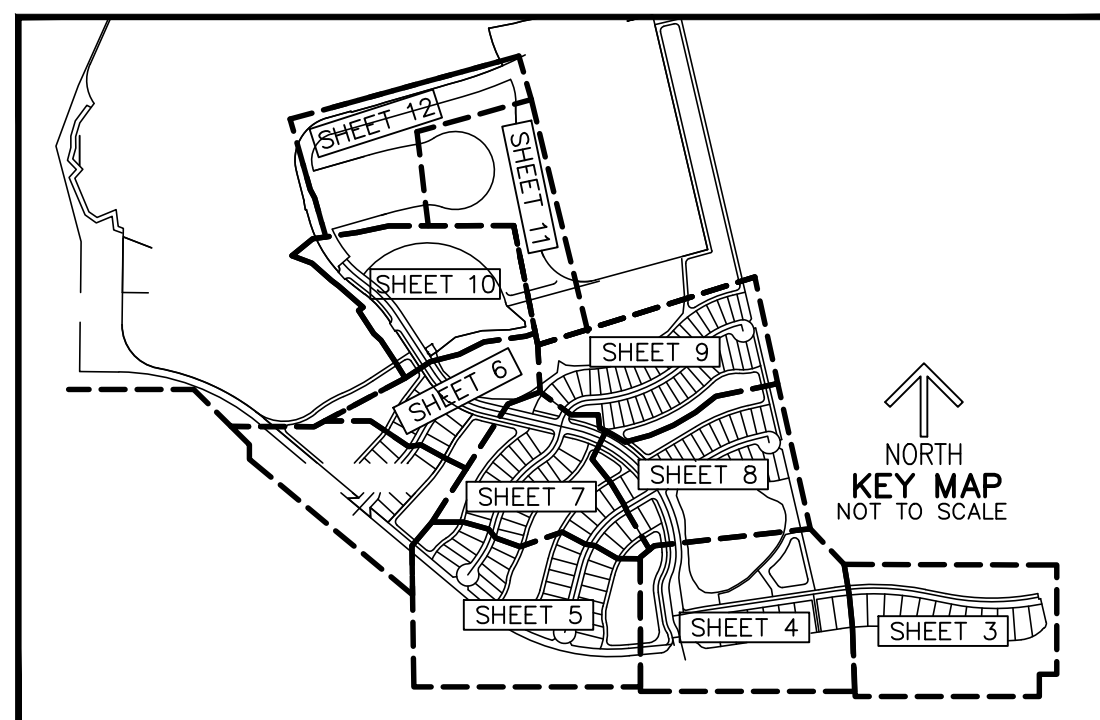
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF
THE COURT



ESPLANADE AT TRADITION II

BEING A REPLAT OF ESPLANADE AT TRADITION TRACT R, TRACT R2, TRACT A, TRACT 0-2, TRACT 0-4, LOT 133, LOT 134, TRACT AMENITY CENTER AND TRACT S.M.T 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, 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

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ORANGE

THE UNDERSIGNED, ROBERT W. BOWSER, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, PURSUANT TO SECTION 177.041(2), FLORIDA STATUTES, DOES HEREBY CERTIFY THAT BASED ON THAT CERTAIN TITLE REPORT BY _____ DATED AS OF THE _____ DAY OF _____, 2022:

- (A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF _____, THE ENTITY EXECUTING THE DEDICATION.
- (B) THERE ARE NO MORTGAGES OF RECORD ENCUMBERING THE LAND DESCRIBED HEREIN.
- (C) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2020.
- (D) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (E) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: THIS _____ DAY OF _____, 2022. BY: _____

ROBERT W. BOWSER
WINTER PARK, FLORIDA 32792
FLORIDA BAR NUMBER 0036845

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRADITION PLAT NO. 77 (PLAT BOOK 76, PAGE 27) HAVING A PLATTED BEARING OF SOUTH 13°12'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
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.

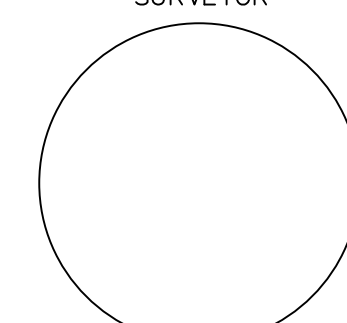
SURVEYOR'S CERTIFICATE:

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 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 _____, 2022.

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA, 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591

SURVEYOR



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 ___ DAY OF _____, 2022.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

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 _____ DAY OF _____, 2022, BY _____, CHAIRMAN AND _____, SECRETARY ON BEHALF OF THE COMMUNITY DEVELOPMENT DISTRICT NO. 1., 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 _____ DAY OF _____, 2022.

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE

PRINT NAME: _____

ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED ESPLANADE AT TRADITION HOMEOWNERS ASSOCIATION OF ST. LUCIE COUNTY, 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 _____ DAY OF _____, 2022.

ESPLANADE AT TRADITION HOMEOWNERS
ASSOCIATION OF ST. LUCIE COUNTY, INC.,
A FLORIDA CORPORATION
NOT FOR PROFIT.

WITNESS: _____

BY: NORA SCHUSTER
PRESIDENT

WITNESS: _____

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

STATE OF FLORIDA
COUNTY OF ORANGE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY NORA SCHUSTER PRESIDENT OF ESPLANADE 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 AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COMMISSION NUMBER: _____

PRINT NAME

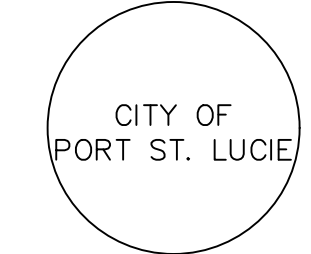
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF ST LUCIE)

IT IS HEREBY CERTIFIED THAT THIS PLAT OF ESPLANADE AT TRADITIONII, HAS BEEN OFFICIALLY APPROVED, INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS _____ DAY OF _____, 2022.

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

ATTEST: _____
SALLY WALSH, CITY CLERK

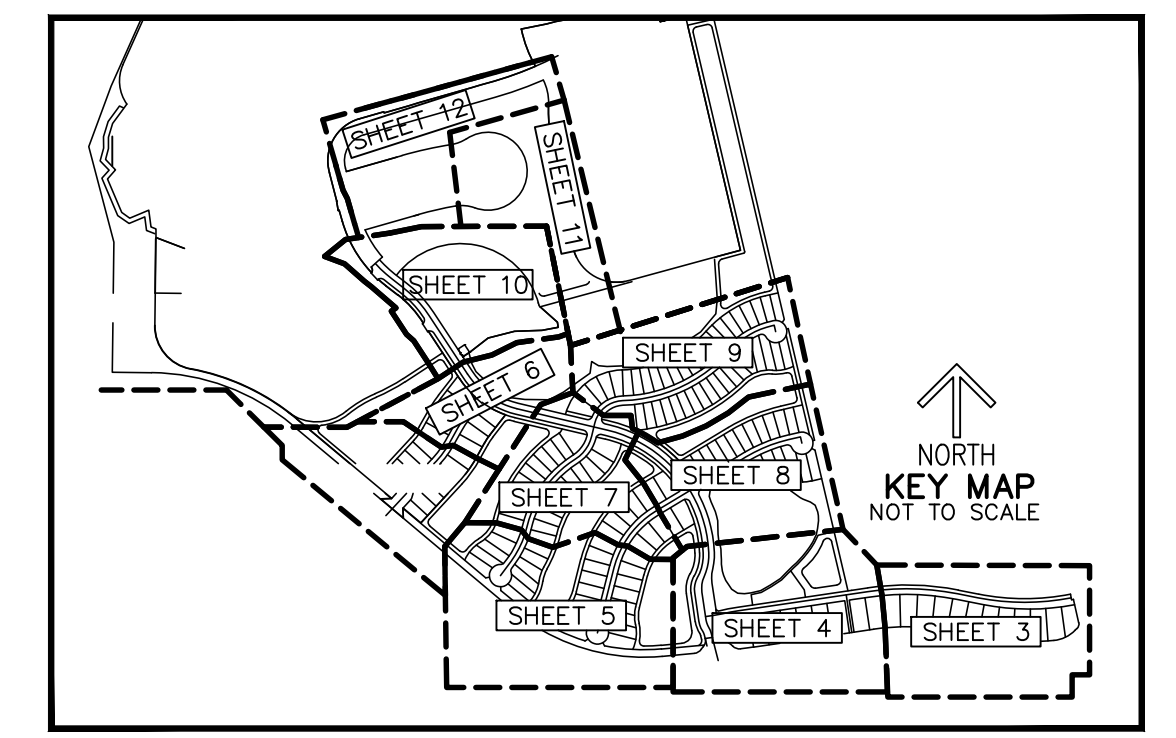
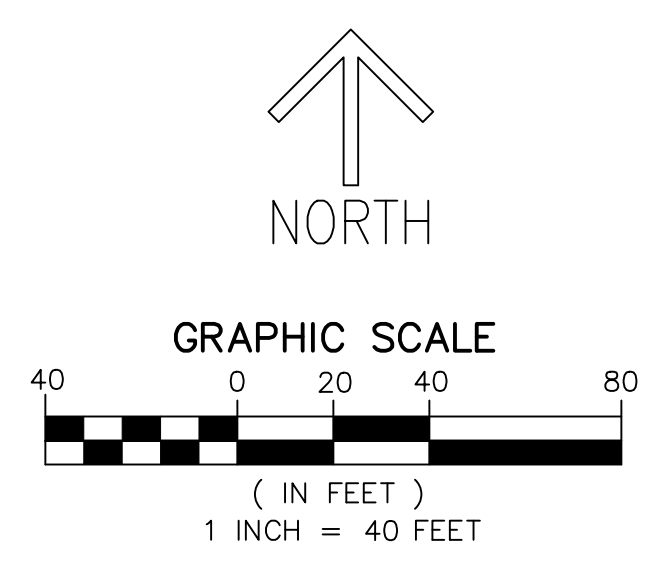


ESPLANADE AT TRADITION II

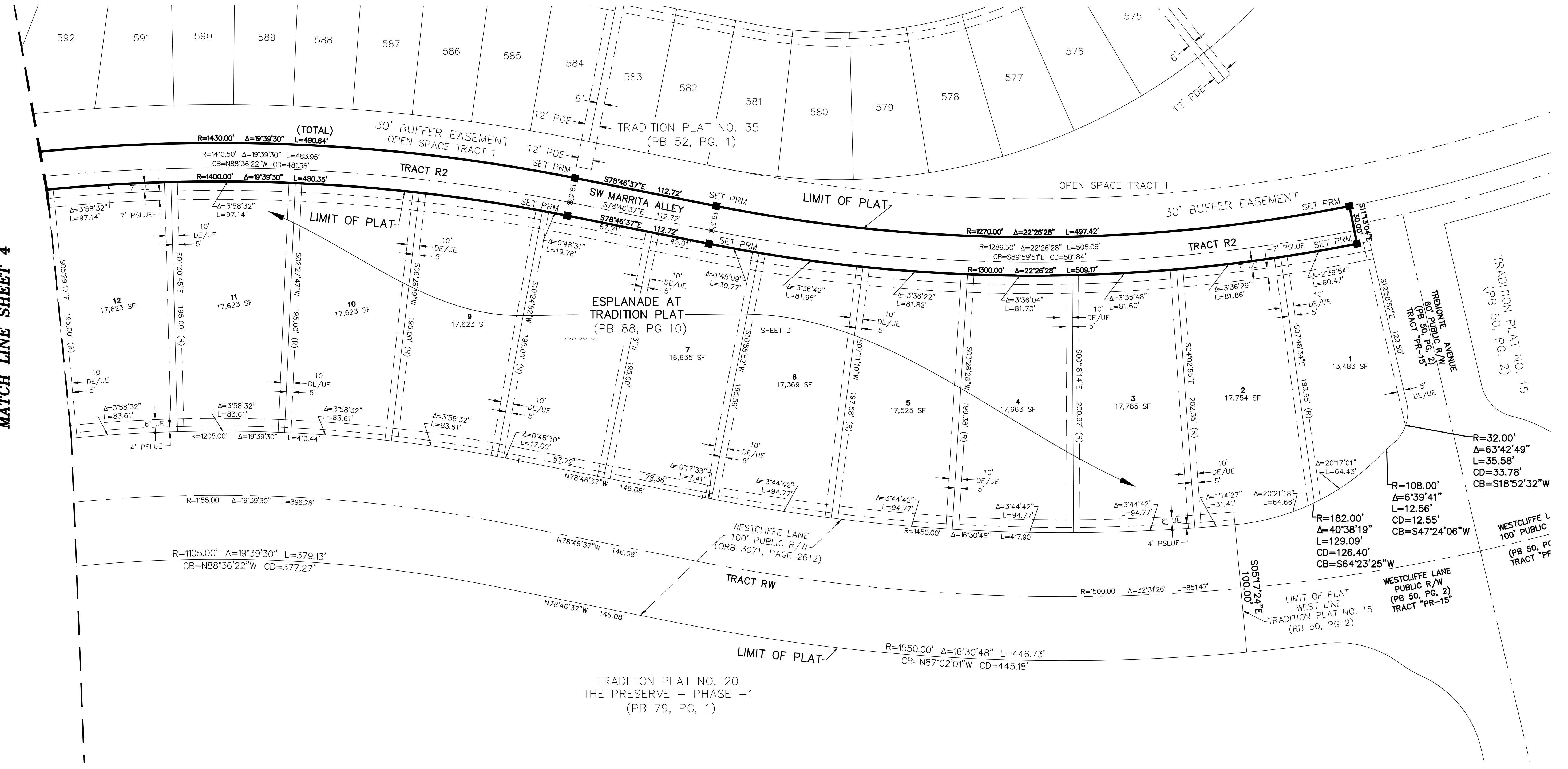
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THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - IQE - IRRIGATION QUALITY EASEMENT
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - RBE - ROADWAY 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



MATCH LINE SHEET 4

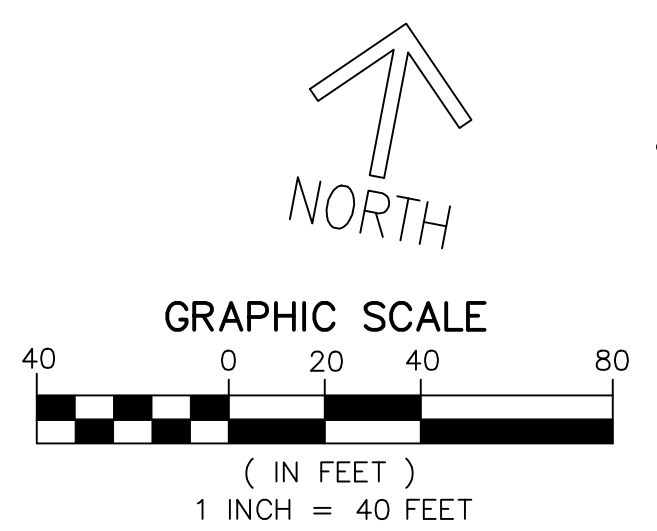


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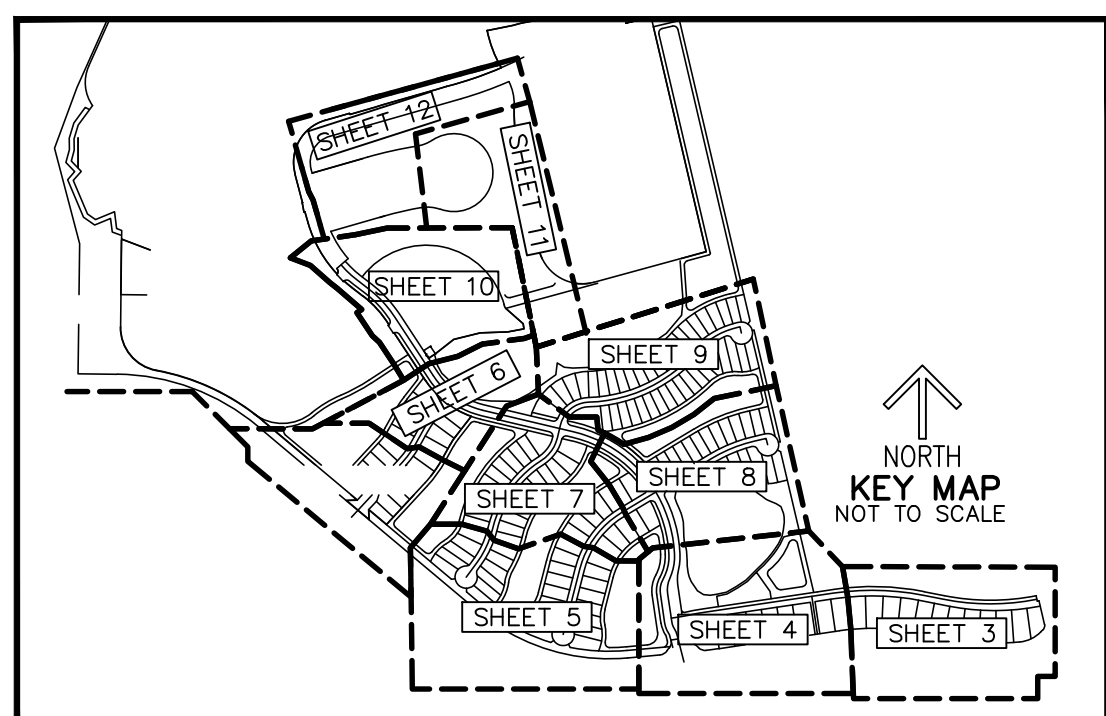
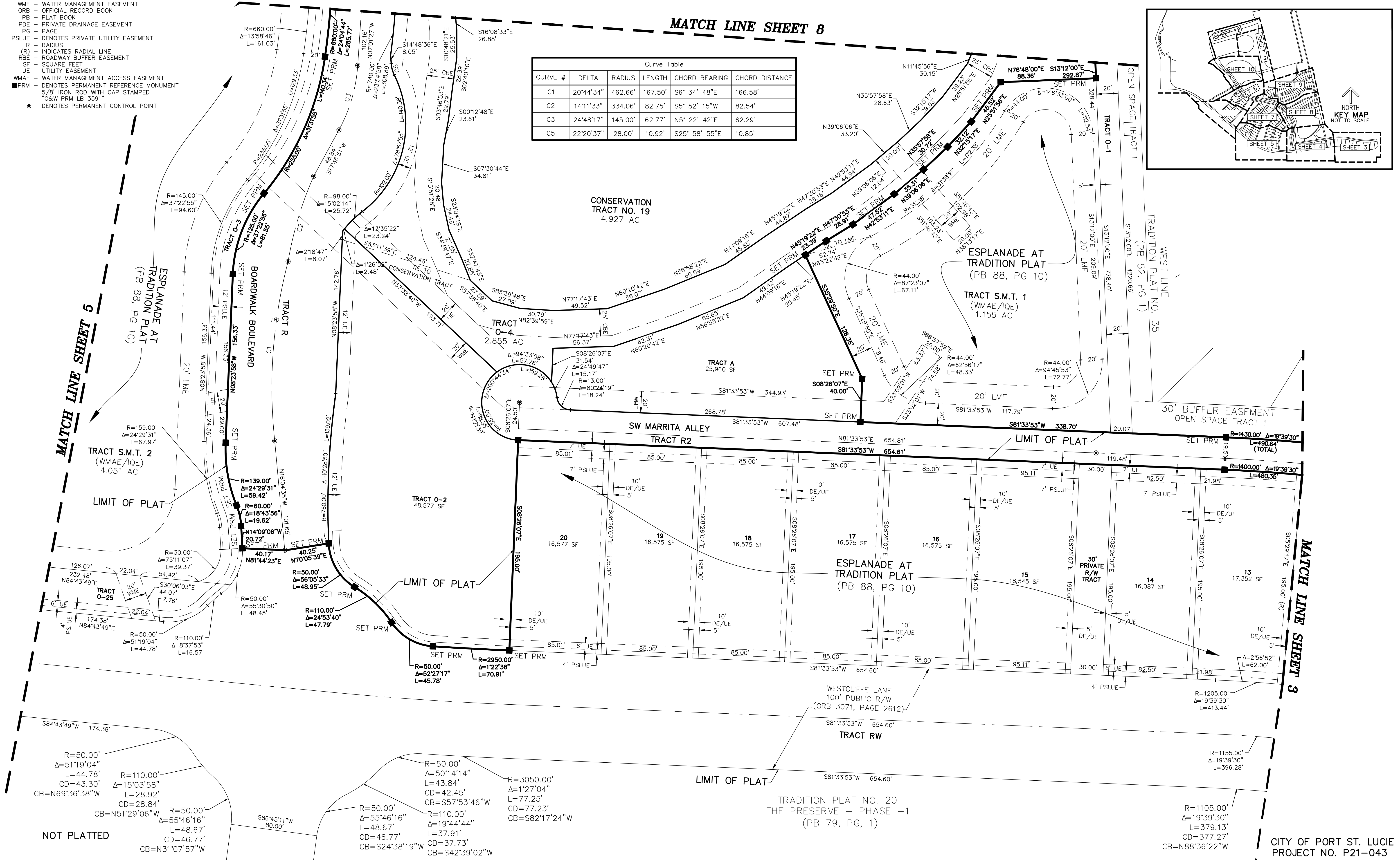
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Curve Table

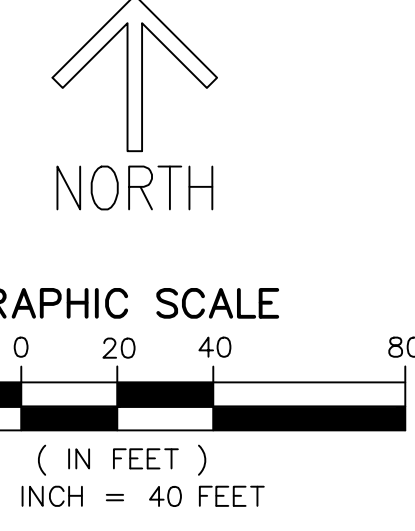
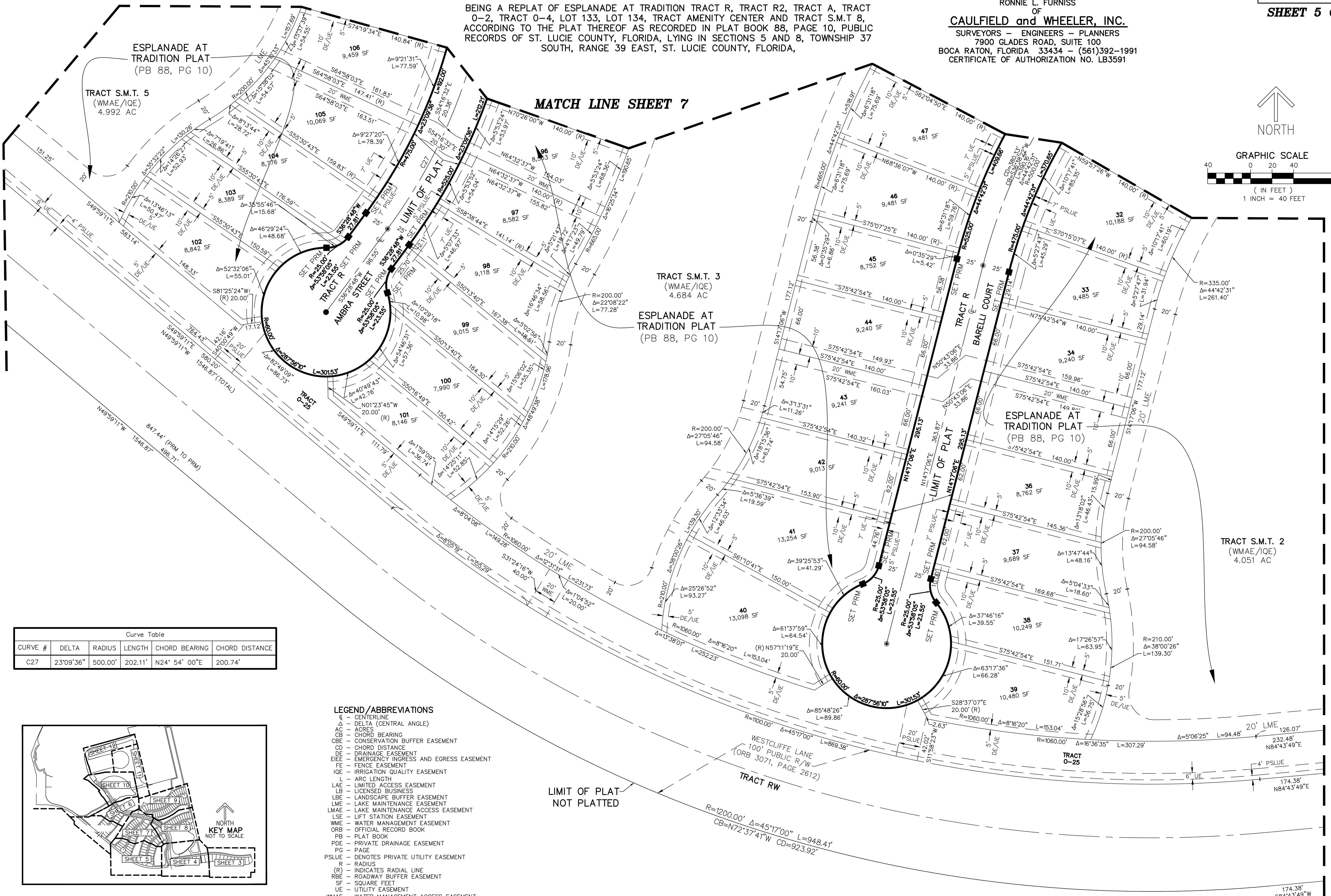
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20°44'34"	462.66'	167.50'	S6° 34' 48"E	166.58'
C2	14°11'33"	334.06'	82.75'	S5° 52' 15"W	82.54'
C3	24°48'17"	145.00'	62.77'	N5° 22' 42"E	62.29'
C5	22°20'37"	28.00'	10.92'	S25° 58' 55"E	10.85'



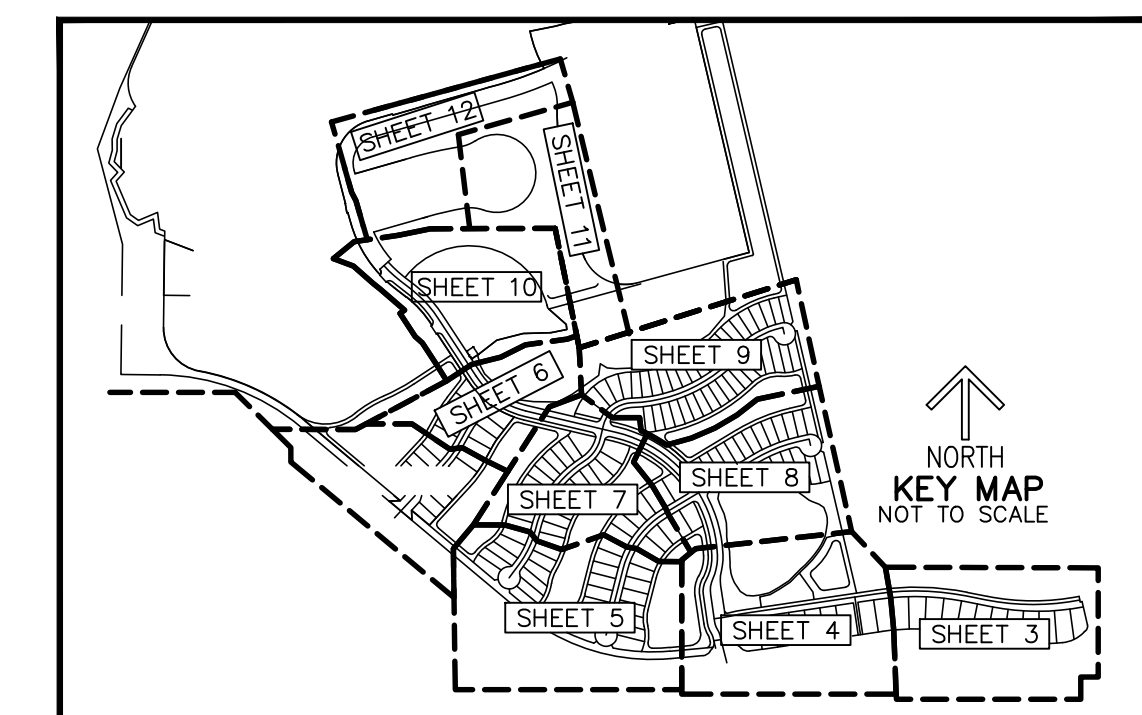
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Curve Table				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C27	23°09'36"	500.00'	202.11'	N24° 54' 00"E



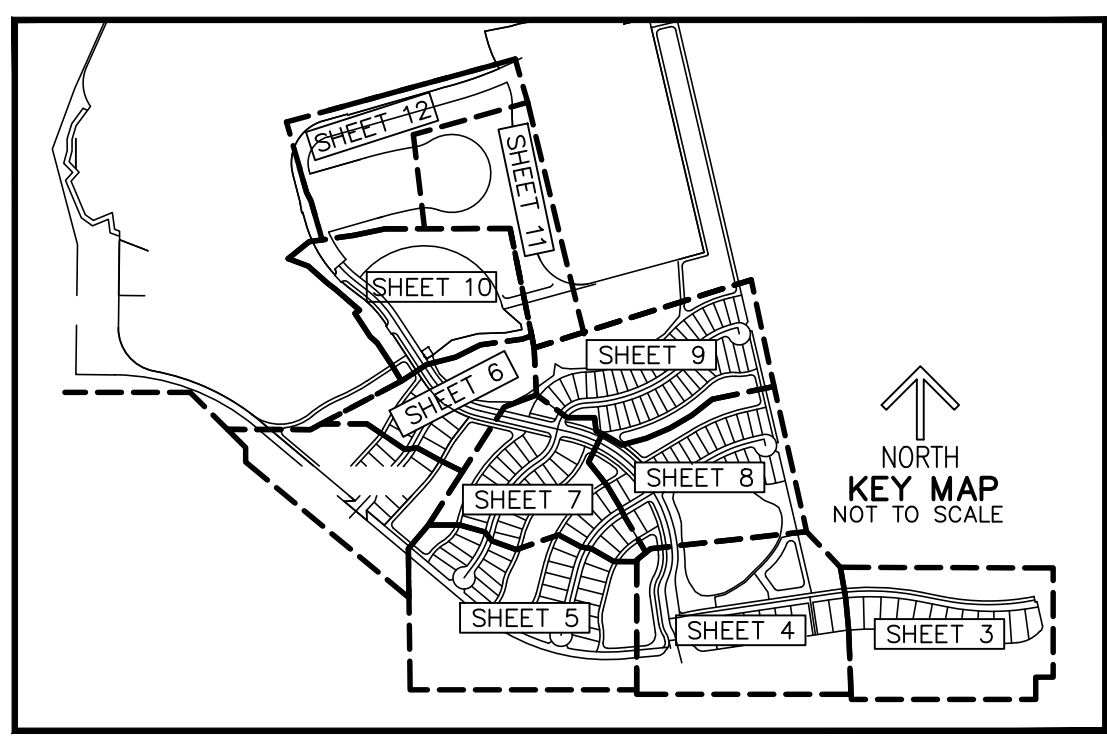
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MATCH LINE SHEET 4

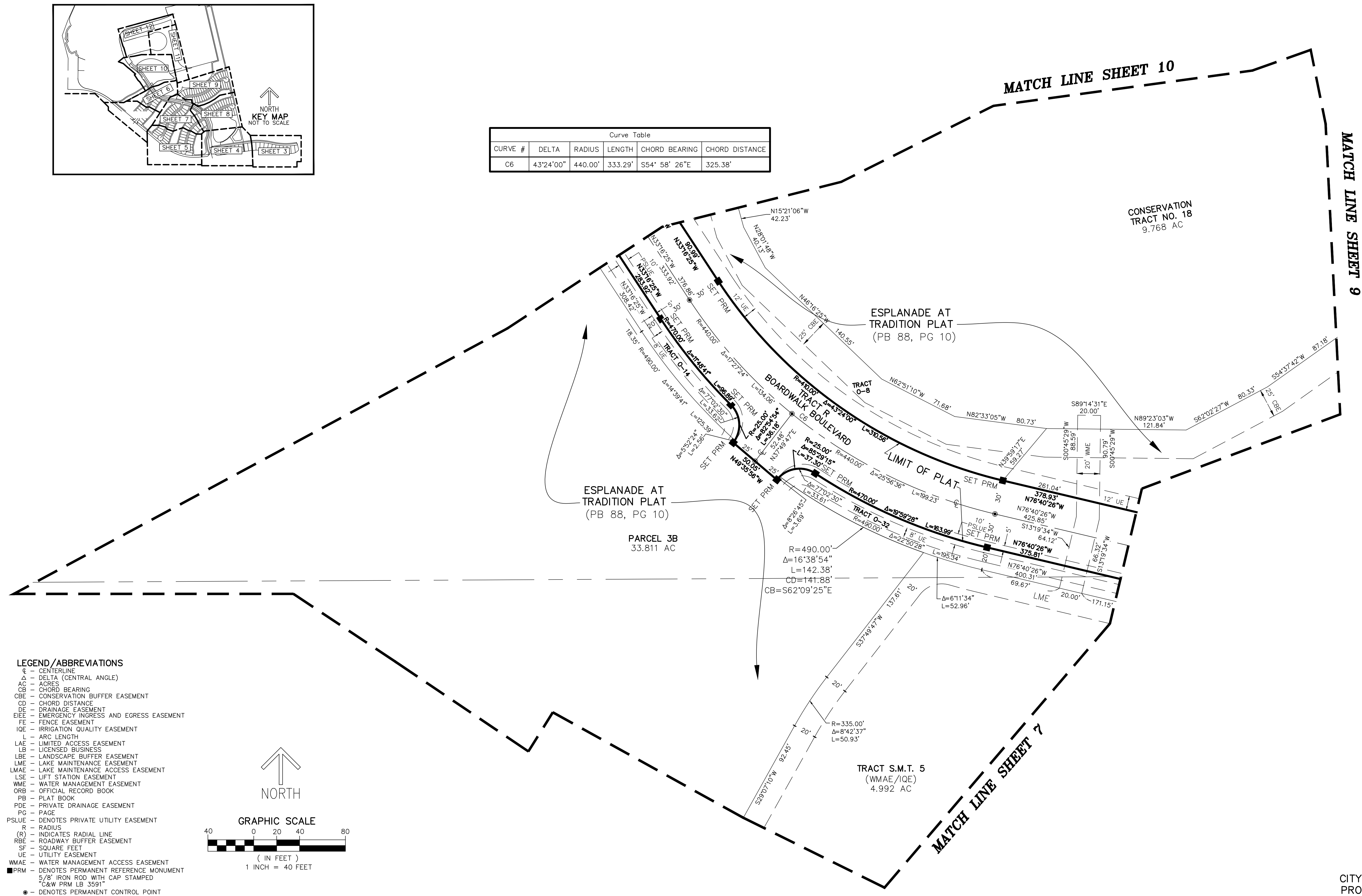
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ESPLANADE AT TRADITION II

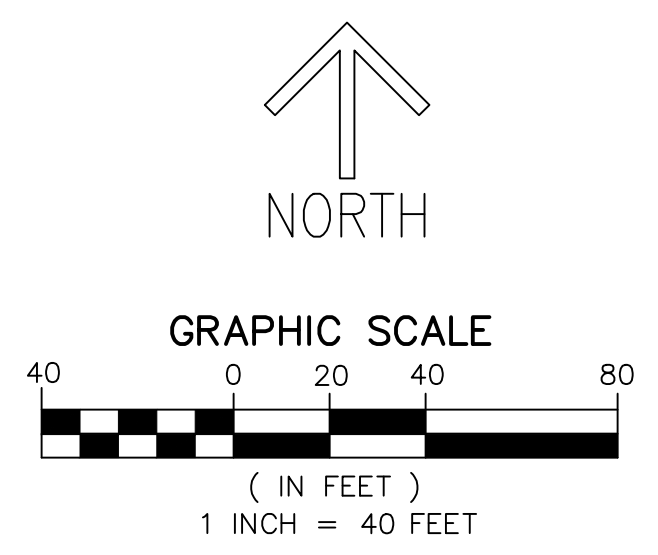
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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C6	43°24'00"	440.00'	333.29'	S54° 58' 26"E	325.38'



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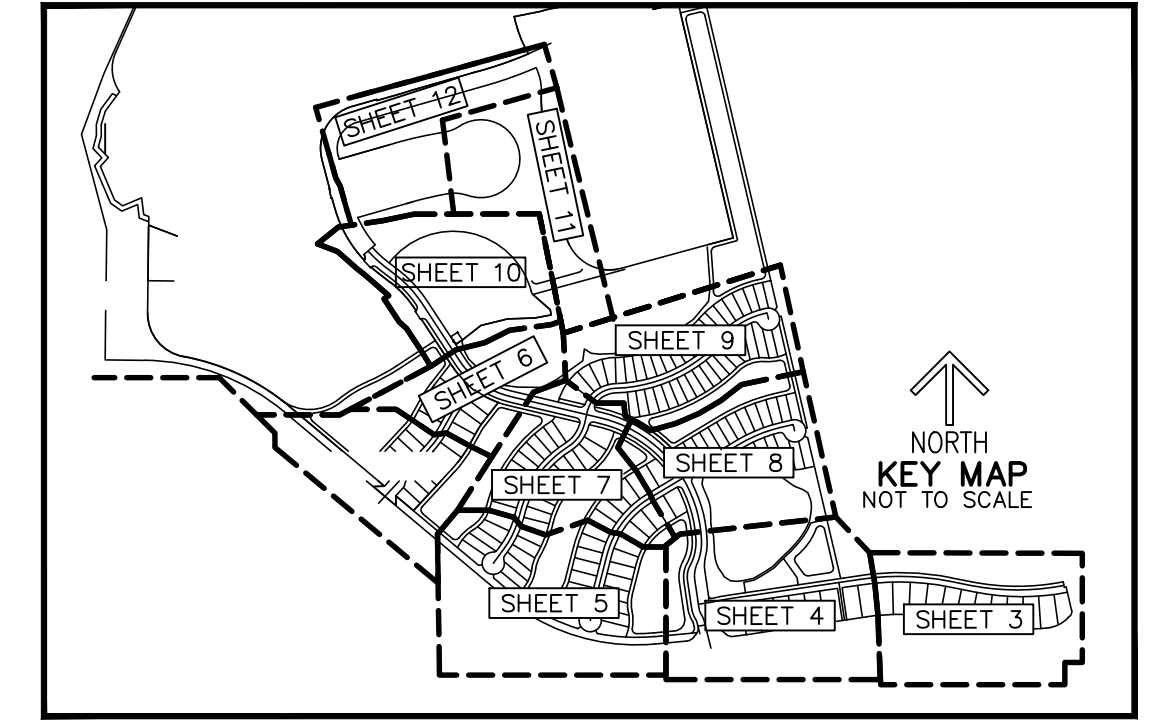
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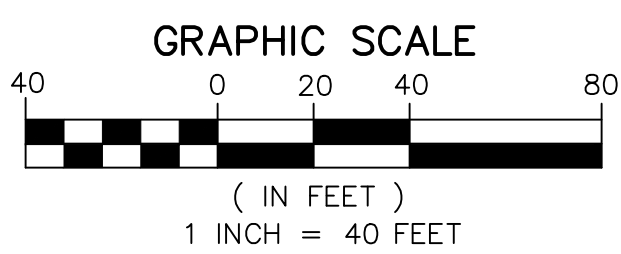
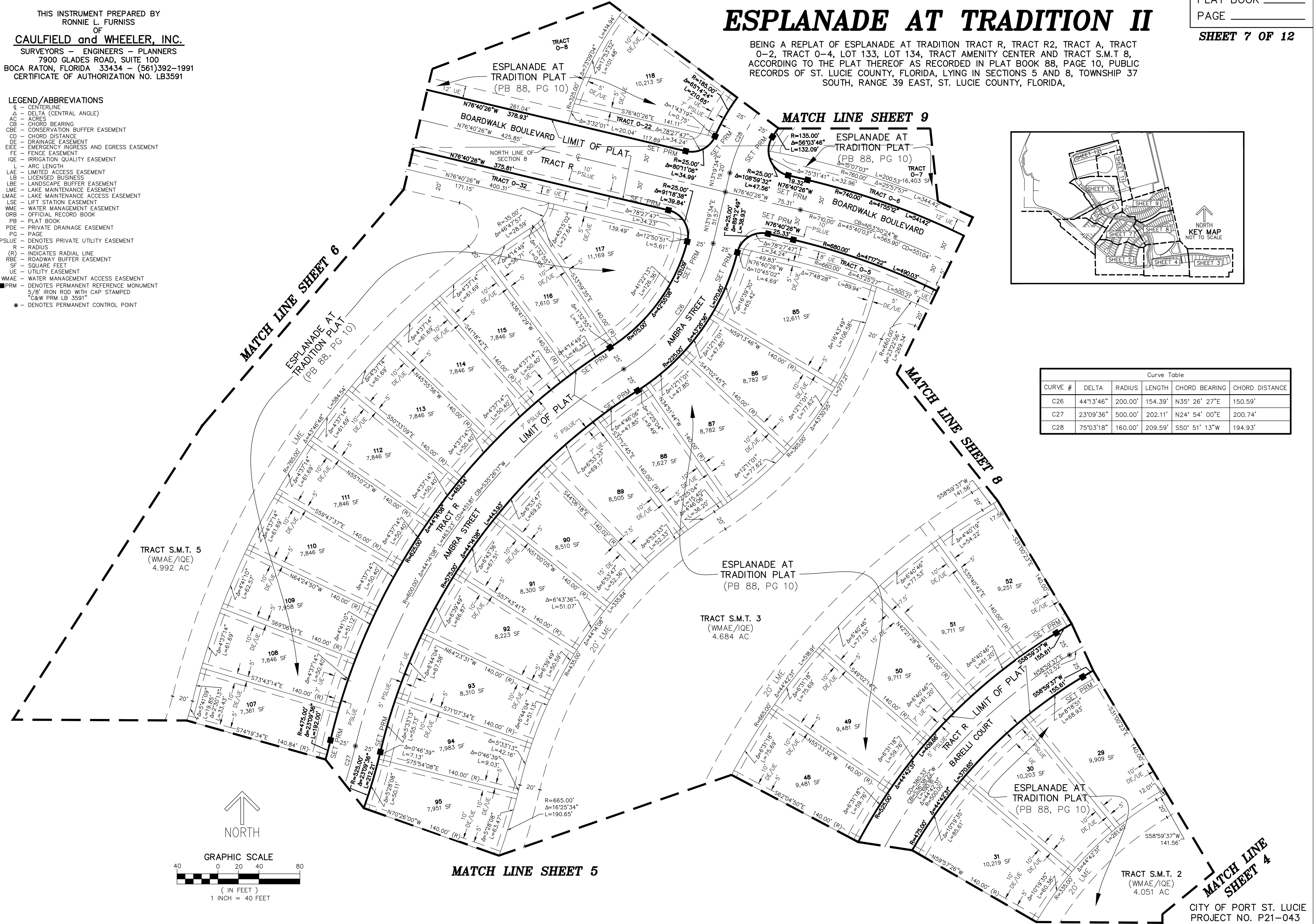
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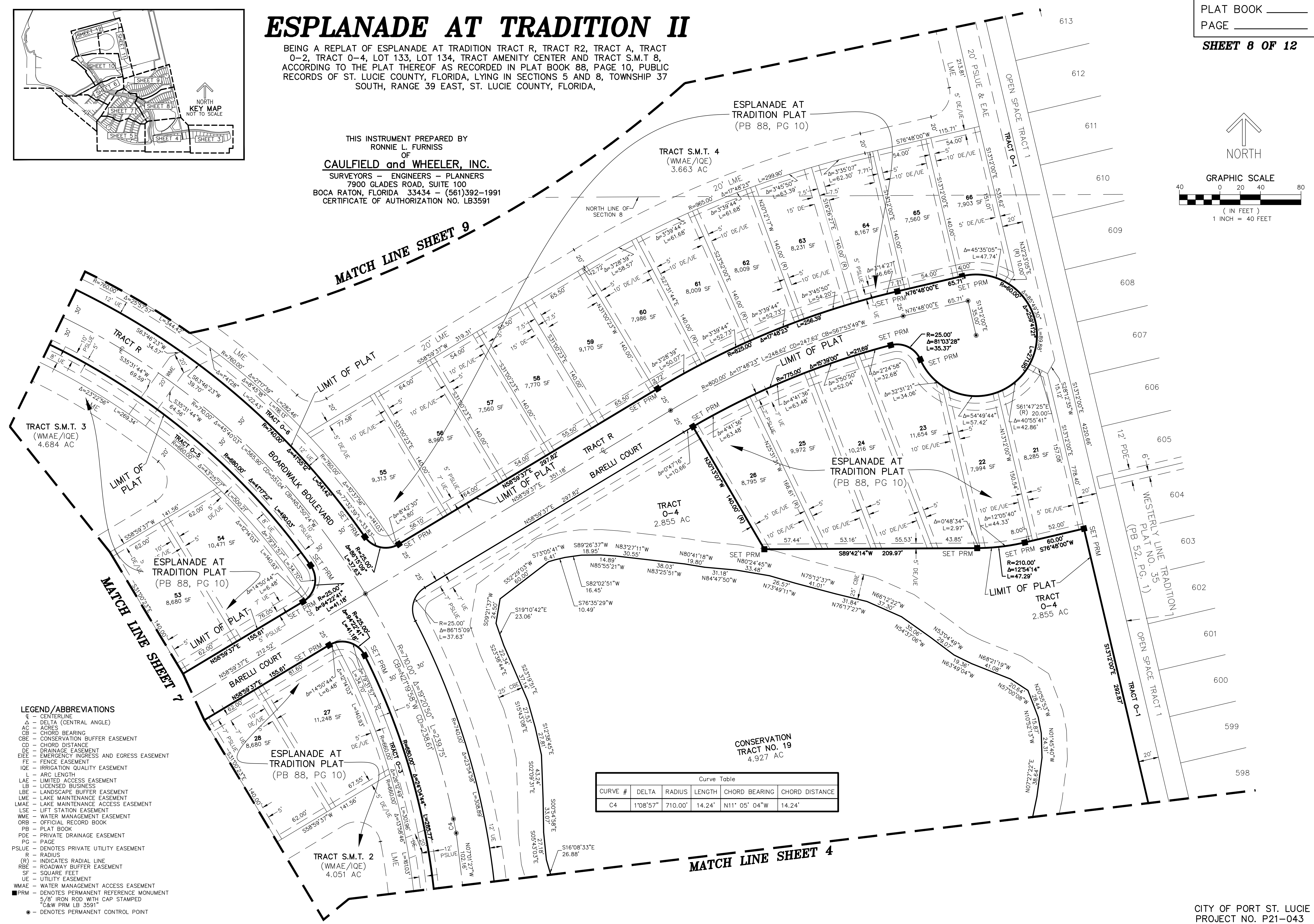
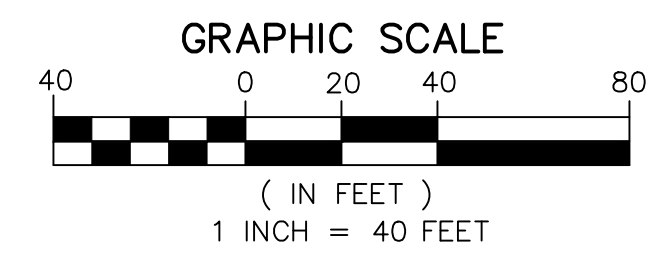
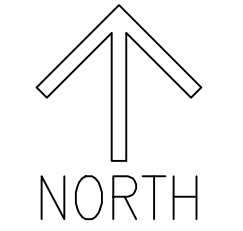
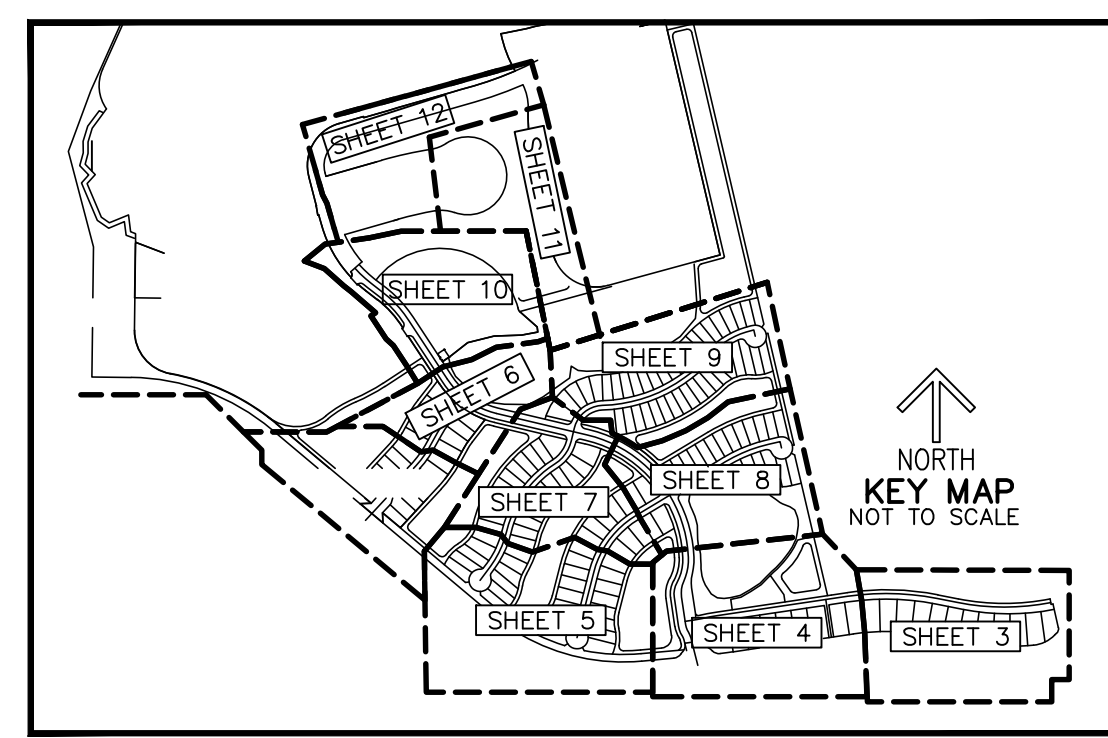
Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C26	44°13'46"	200.00'	154.39'	N35° 26' 27"E	150.59'
C27	23°09'36"	500.00'	202.11'	N24° 54' 00"E	200.74'
C28	75°03'18"	160.00'	209.59'	S50° 51' 13"W	194.93'



ESPLANADE AT TRADITION II

BEING A REPLAT OF ESPLANADE AT TRADITION TRACT R, TRACT R2, TRACT A, TRACT 0-2, TRACT 0-4, LOT 133, LOT 134, TRACT AMENITY CENTER AND TRACT S.M.T 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA,

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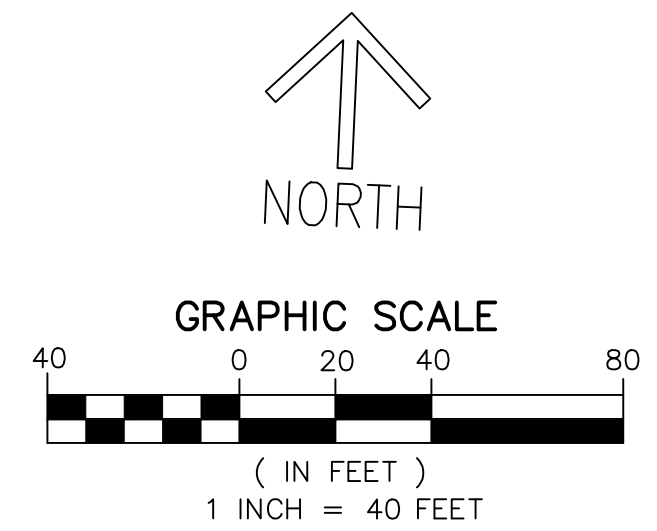
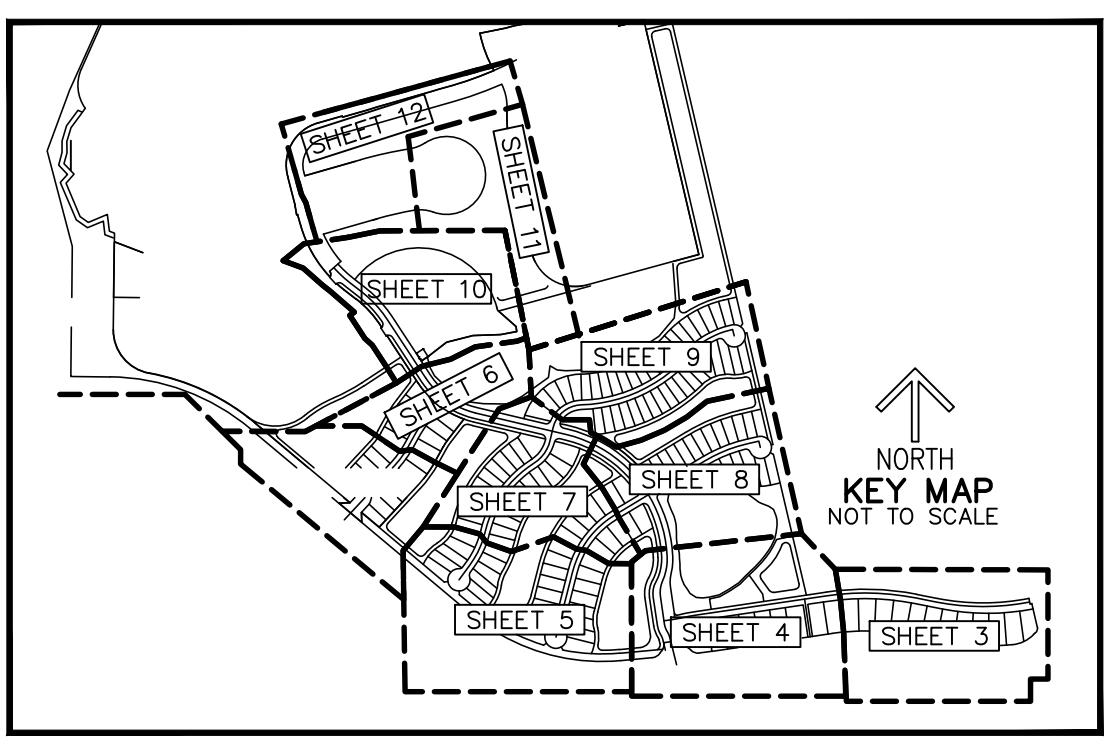
Curve Table

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C4	1°08'57"	710.00'	14.24'	N11° 05' 04"W	14.24'

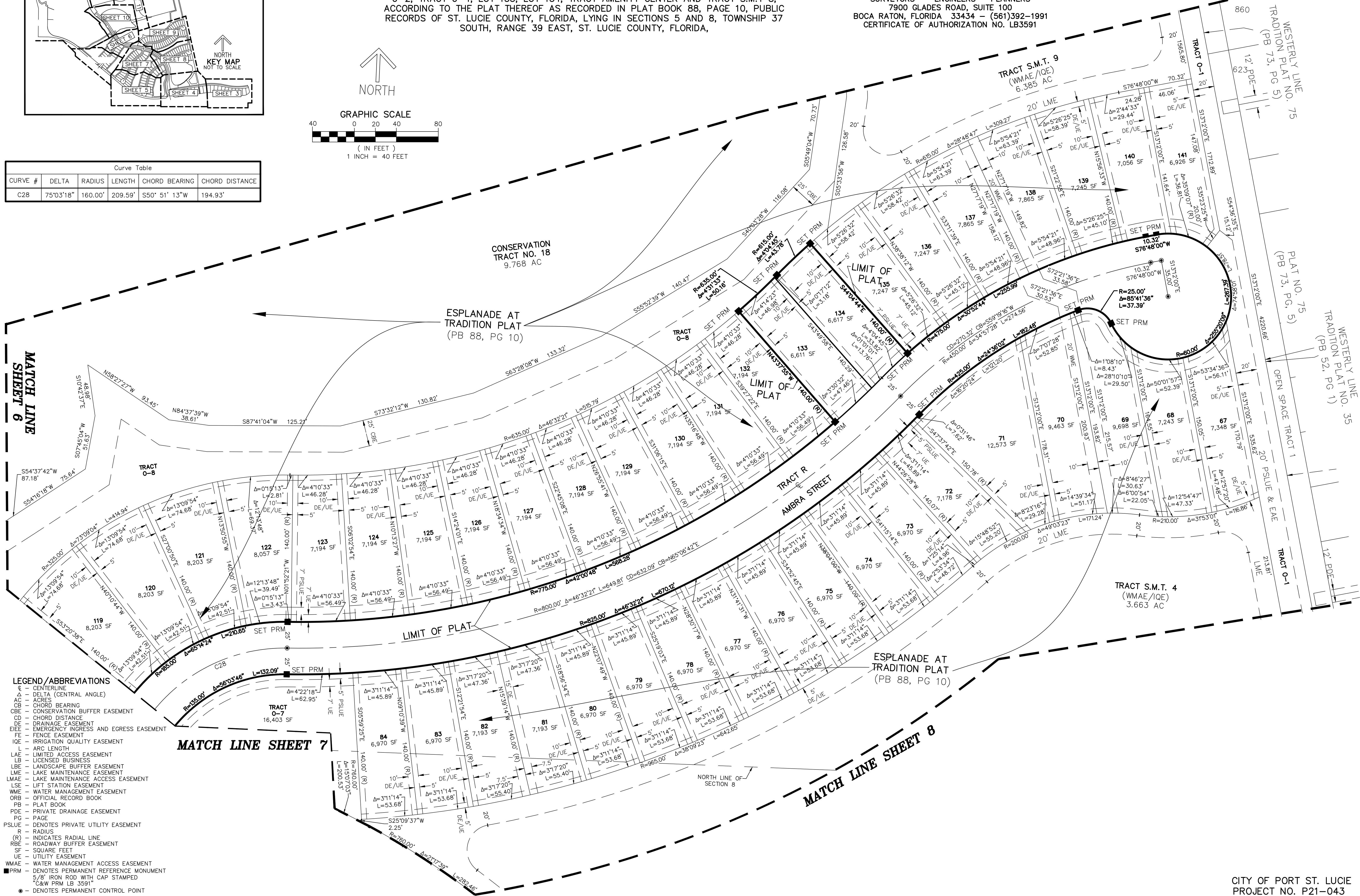
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 BOCA RATON, FLORIDA 33434 - (561)392-1991
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Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C28	75°03'18"	160.00'	209.59'	S50° 51' 13"W	194.93'



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ESPLANADE AT TRADITION II

BEING A REPLAT OF ESPLANADE AT TRADITION TRACT R, TRACT R2, TRACT A, TRACT O-2, TRACT O-4, LOT 133, LOT 134, TRACT AMENITY CENTER AND TRACT S.M.T 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 5 AND 8, TOWNSHIP 37 SOUTH, RANGE 39 EAST, 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 _____
 PAGE _____
SHEET 10 OF 12

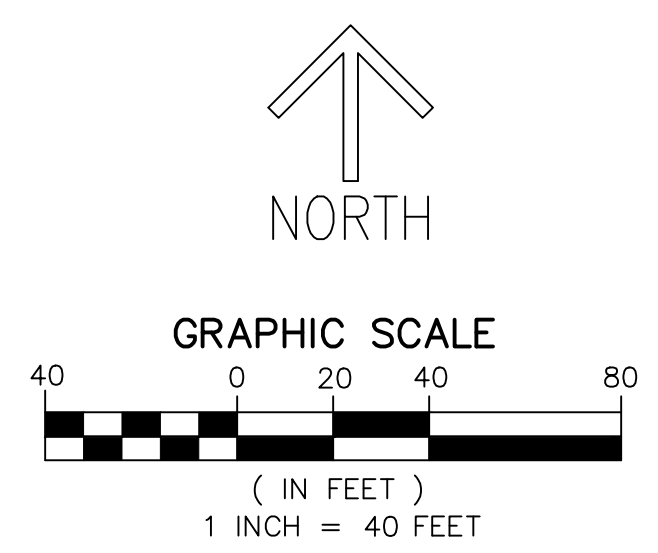
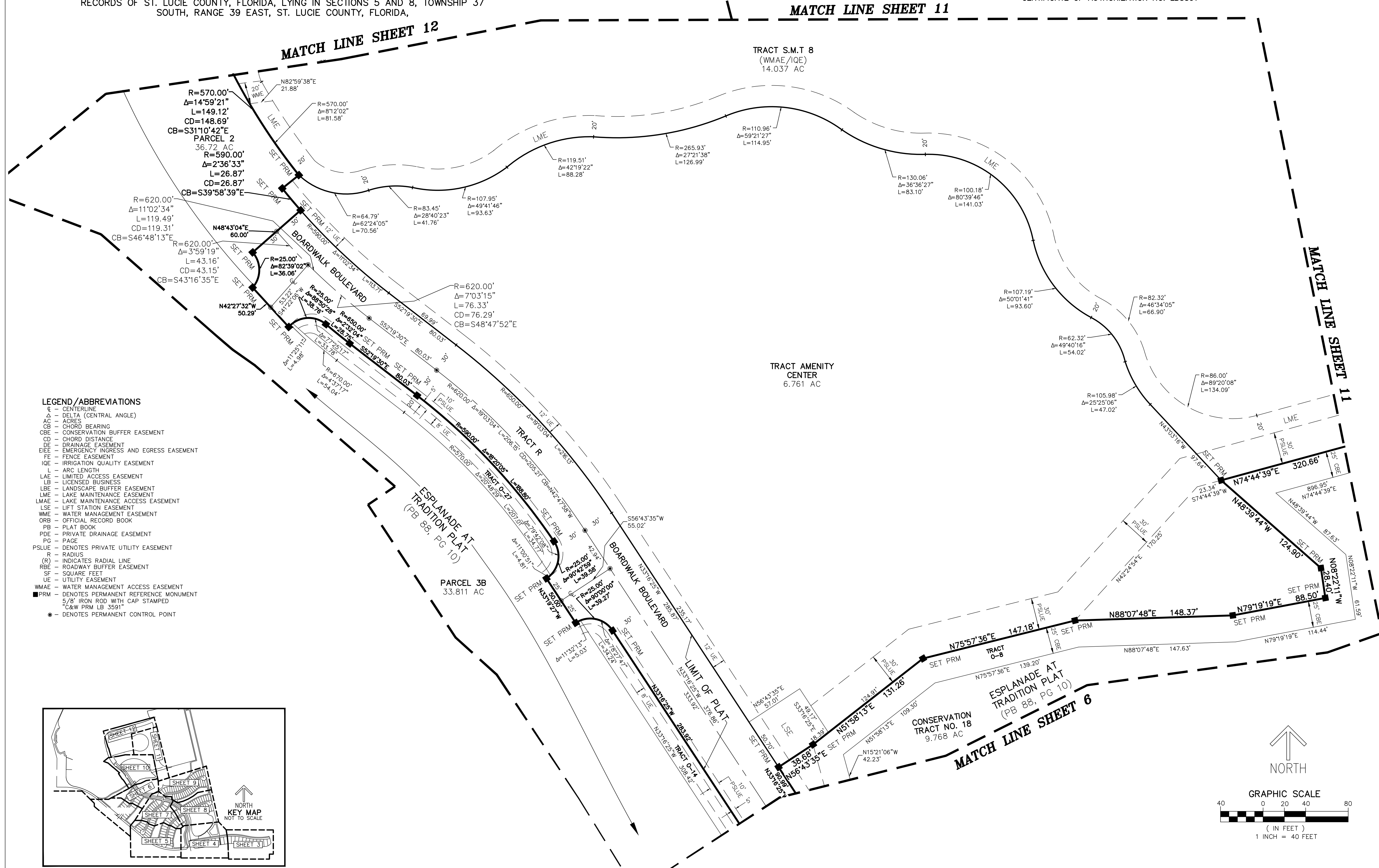
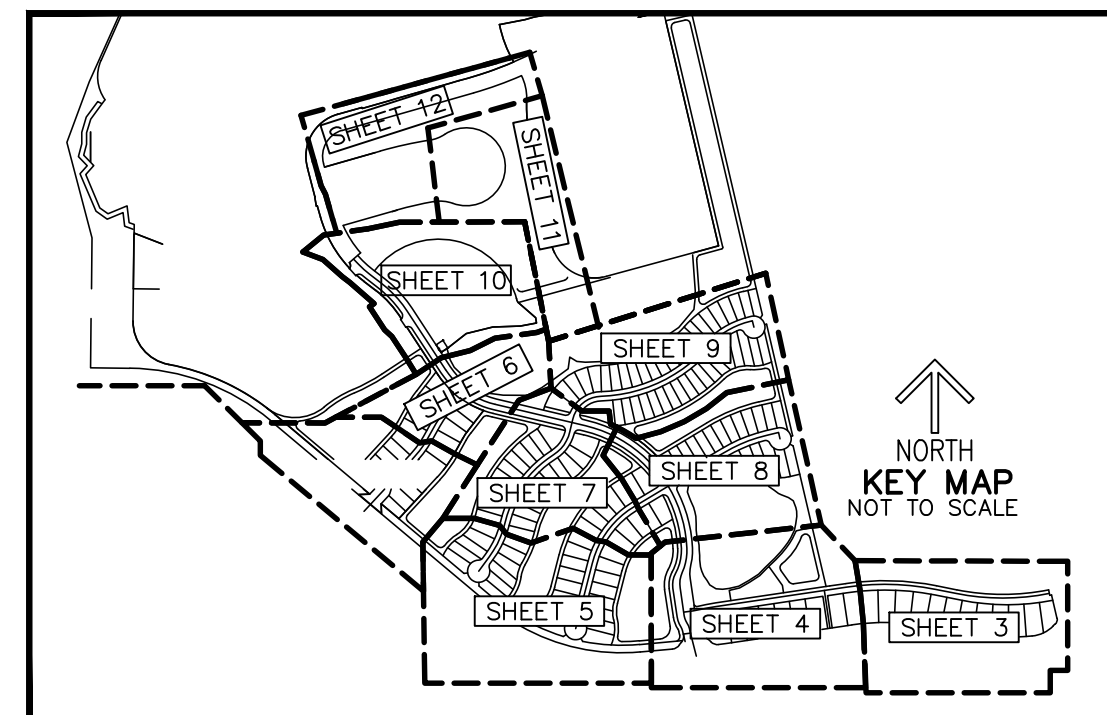
MATCH LINE SHEET 11

MATCH LINE SHEET 12

MATCH LINE SHEET 11

MATCH LINE SHEET 6

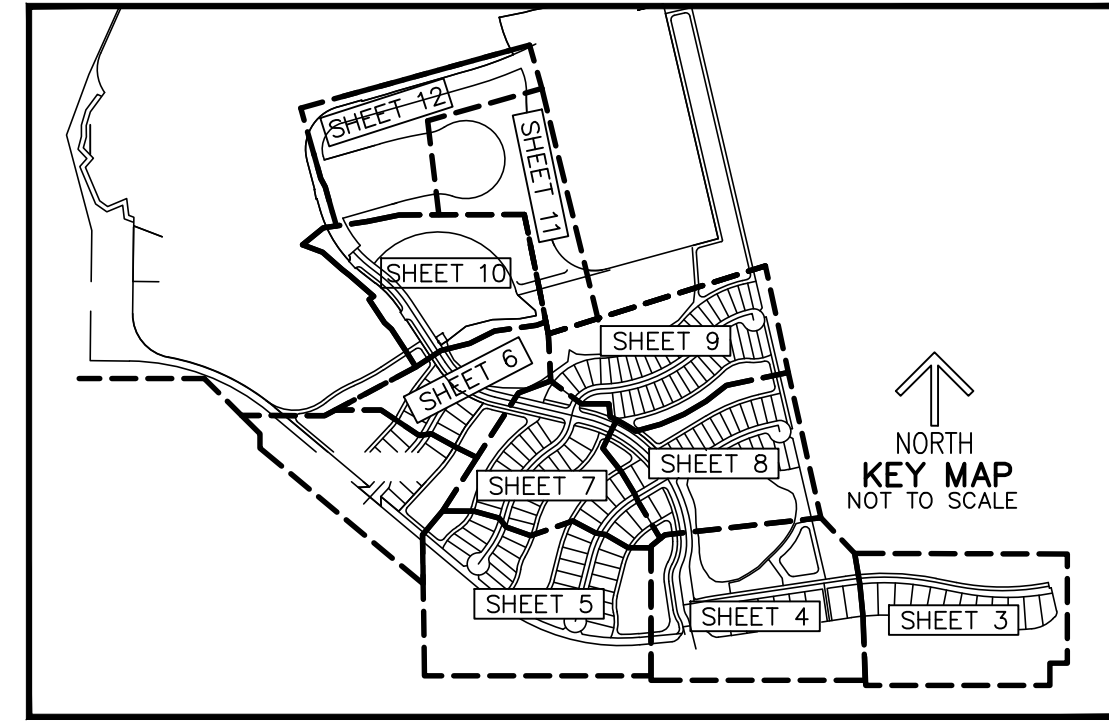
- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
 - Δ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CBE - CONSERVATION BUFFER EASEMENT
 - CD - CHORD DISTANCE
 - DE - DRAINAGE EASEMENT
 - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
 - FE - FENCE EASEMENT
 - IQE - IRRIGATION QUALITY EASEMENT
 - L - ARC LENGTH
 - LAE - LIMITED ACCESS EASEMENT
 - LB - LICENSED BUSINESS
 - LBE - LANDSCAPE BUFFER EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - LSE - LIFT STATION EASEMENT
 - WME - WATER MANAGEMENT EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PDE - PRIVATE DRAINAGE EASEMENT
 - PG - PAGE
 - 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
 - 2" x 4" W/ PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT



ESPLANADE AT TRADITION II

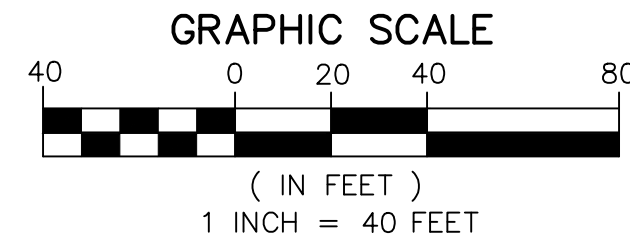
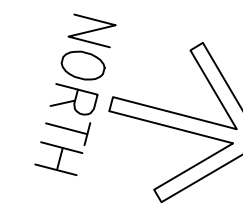
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LEGEND/ABBREVIATIONS

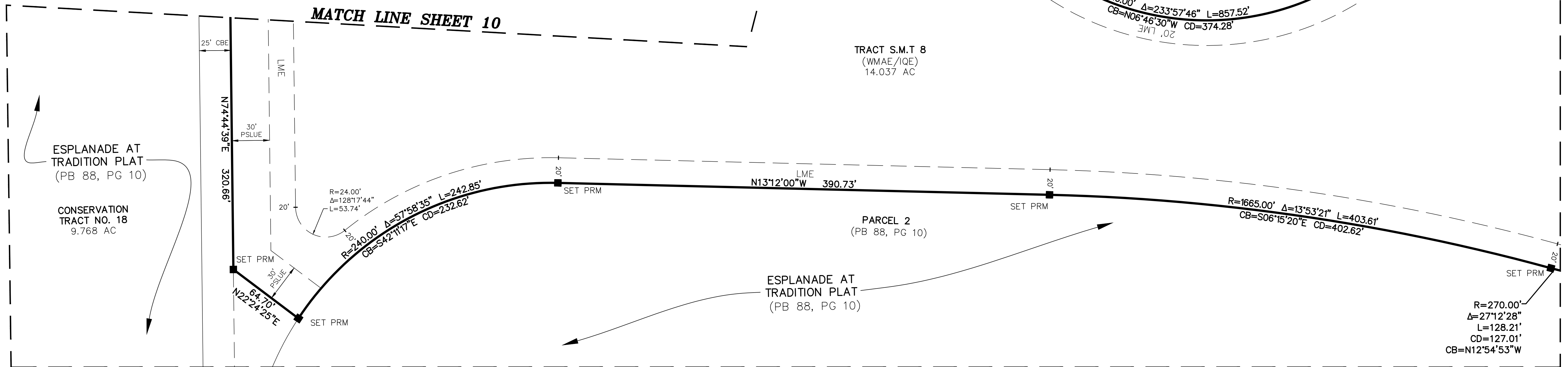
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5/8" IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



MATCH LINE SHEET 10

MATCH LINE SHEET 12

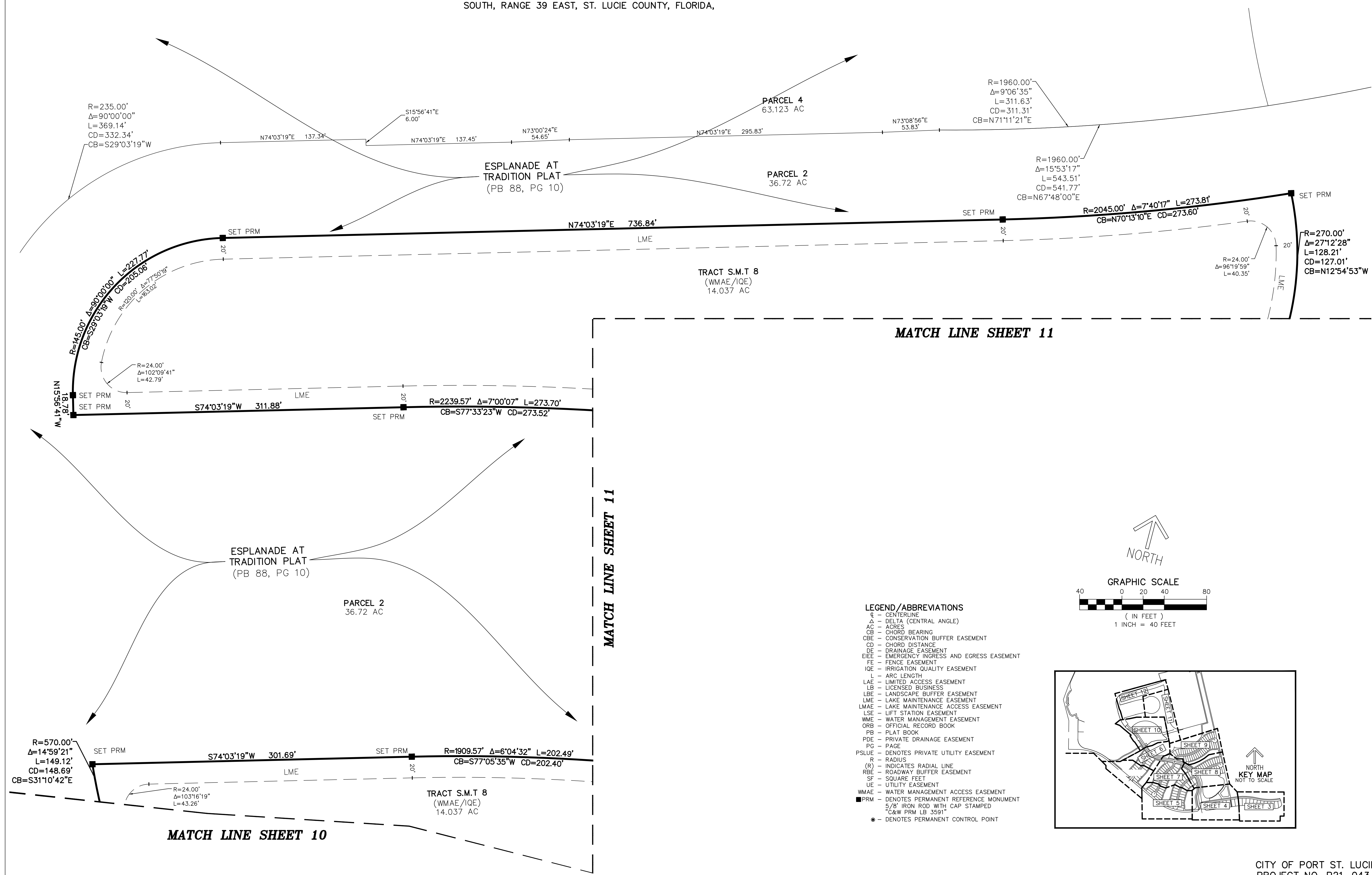
MATCH LINE SHEET 12



ESPLANADE AT TRADITION II

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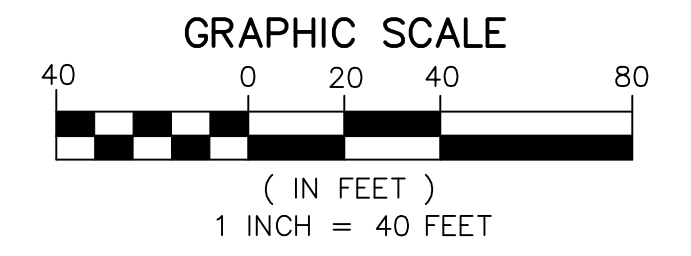
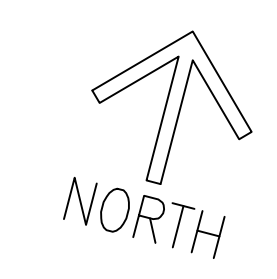
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MATCH LINE SHEET 11

MATCH LINE SHEET 10

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