

TRADITION SG-11

BEING A REPLAT OF ALL OF PARCEL 25D ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE 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 _____
PAGE _____
SHEET 1 OF 3

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "TRADITION SG-11", BEING A REPLAT OF ALL OF PARCEL 25D ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 22 AND 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

ALL OF PARCEL 25D ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

CONTAINING 15.573 ACRES MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- PARCELS A AND B, AS SHOWN HEREON, ARE RESERVED FOR MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.
- THE PRIVATE UTILITY EASEMENTS (PSLUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION. SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES, AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES 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. MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR, AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

- ALL PLATTED UTILITY EASEMENTS (UE), 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 AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO USE ALL PLATTED UTILITY EASEMENTS 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. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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. THE NONSPECIFIC UTILITY EASEMENTS HERE, SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATION, INSTALLATION AND/OR MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES AND EQUIPMENT. THE CITY 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.

PURSUANT TO SECTION 177.0091(28), FLORIDA STATUTES, THE UTILITY EASEMENT SHALL ALSO INCLUDE 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 AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT.

- THE MULTI PURPOSE PATHWAY EASEMENT (MPPE), AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF AND THE BENEFIT OF THE PUBLIC FOR ACCESS AND RECREATION.

- THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO AND IS THE MAINTENANCE RESPONSIBILITY OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED DISTRICT INTERLOCAL AGREEMENT) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES FOR THE PURPOSE OF PROVIDING DRAINAGE AND SURFACE WATER MANAGEMENT, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1.

- THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED FOR INGRESS EGRESS PURPOSES, FOR THE BENEFIT OF PARCELS A AND B, AND THE OWNERS OF PARCELS A AND B, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER AND UNDER SAID INGRESS AND EGRESS EASEMENT AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT.

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 _____, 2024.

MATTAMY PALM BEACH LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME K. KARL ALBERTSON
VICE PRESIDENT

WITNESS: _____
PRINT NAME

ACKNOWLEDGEMENT:

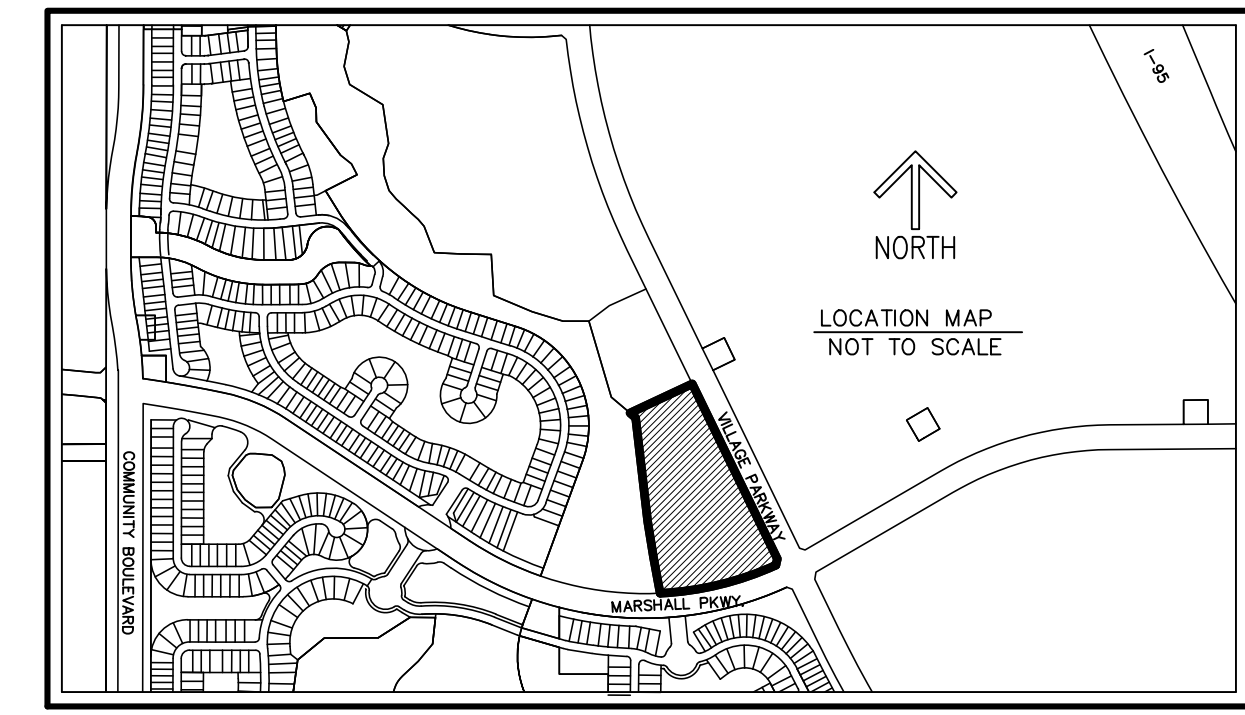
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION. THIS _____ DAY OF _____, 2024, BY KARL ALBERTSON, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

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

PRINT NAME: _____



ACCEPTANCE OF DEDICATION:

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), ACTING FOR ITSELF AND EACH OF THE OTHER "DISTRICTS", AS DEFINED IN THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AS AMENDED, 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 ALL DEDICATIONS AS SET FORTH ON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO.1. DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2024

CHAIRMAN: _____ SECRETARY: _____

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 _____, 2024, BY _____ OF THE SOUTHERN GROVE 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 _____ DAY OF _____, 2024.

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

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 TRADITION SG-11, HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST LUCIE, FLORIDA AND ALL DEDICATIONS TO THE CITY HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, THIS _____ DAY OF _____, 2024.

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

ATTEST: _____
SALLY WALSH, CITY CLERK



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 _____, 2024.

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

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, ELIZABETH M. JONES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 2024, AT _____ 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 2023.
- 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 _____ DAY OF _____, 2024

ELIZABETH M. JONES, ESQ.
FLORIDA BAR NO. 84177
SHUTTIS & BOWEN LLP
525 OKEECHOBEE BLVD., SUITE 1100
WEST PALM BEACH, FL 33401

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF S25°57'22"E ALONG THE EAST LINE OF PARCEL 25D, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- INES 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 53-17, 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 29TH DAY OF MAY, 2024.

CLERK OF THE COURT

SURVEYOR

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

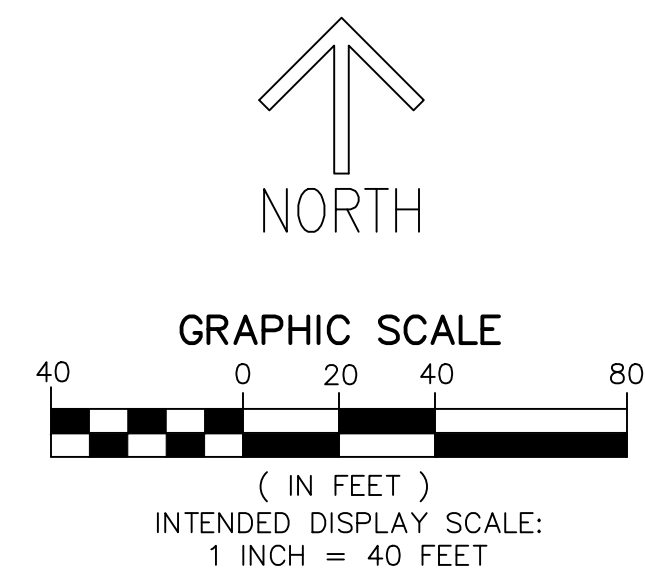
THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991
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TRADITION SG-11

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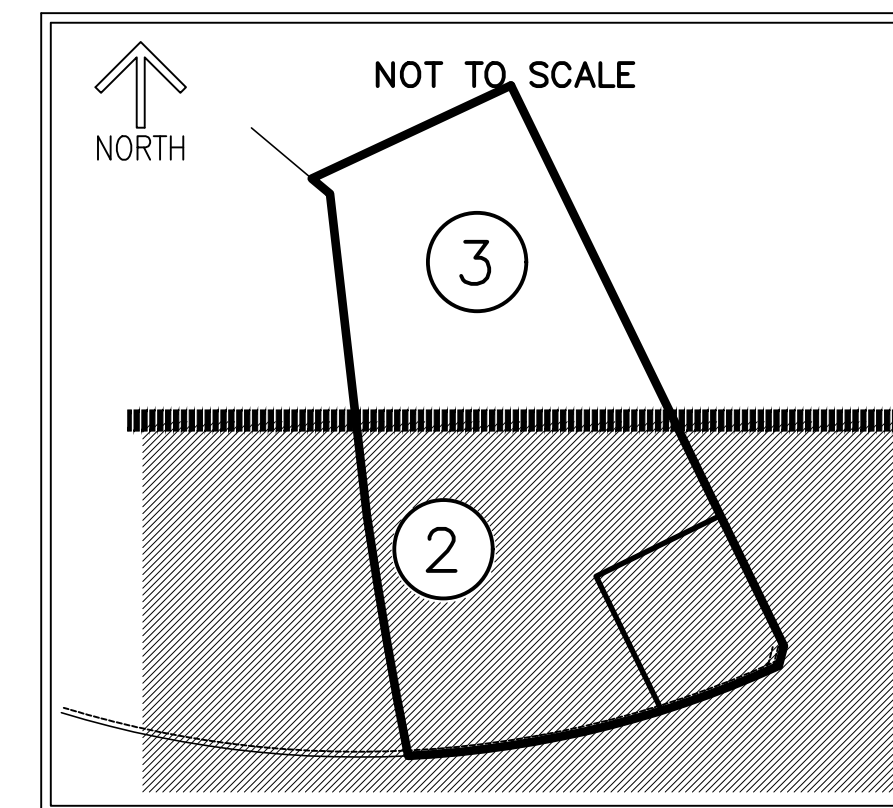
MATCH LINE SHEET 3

CONSERVATION
 TRACT - 15
 (PB 74, PG 10)

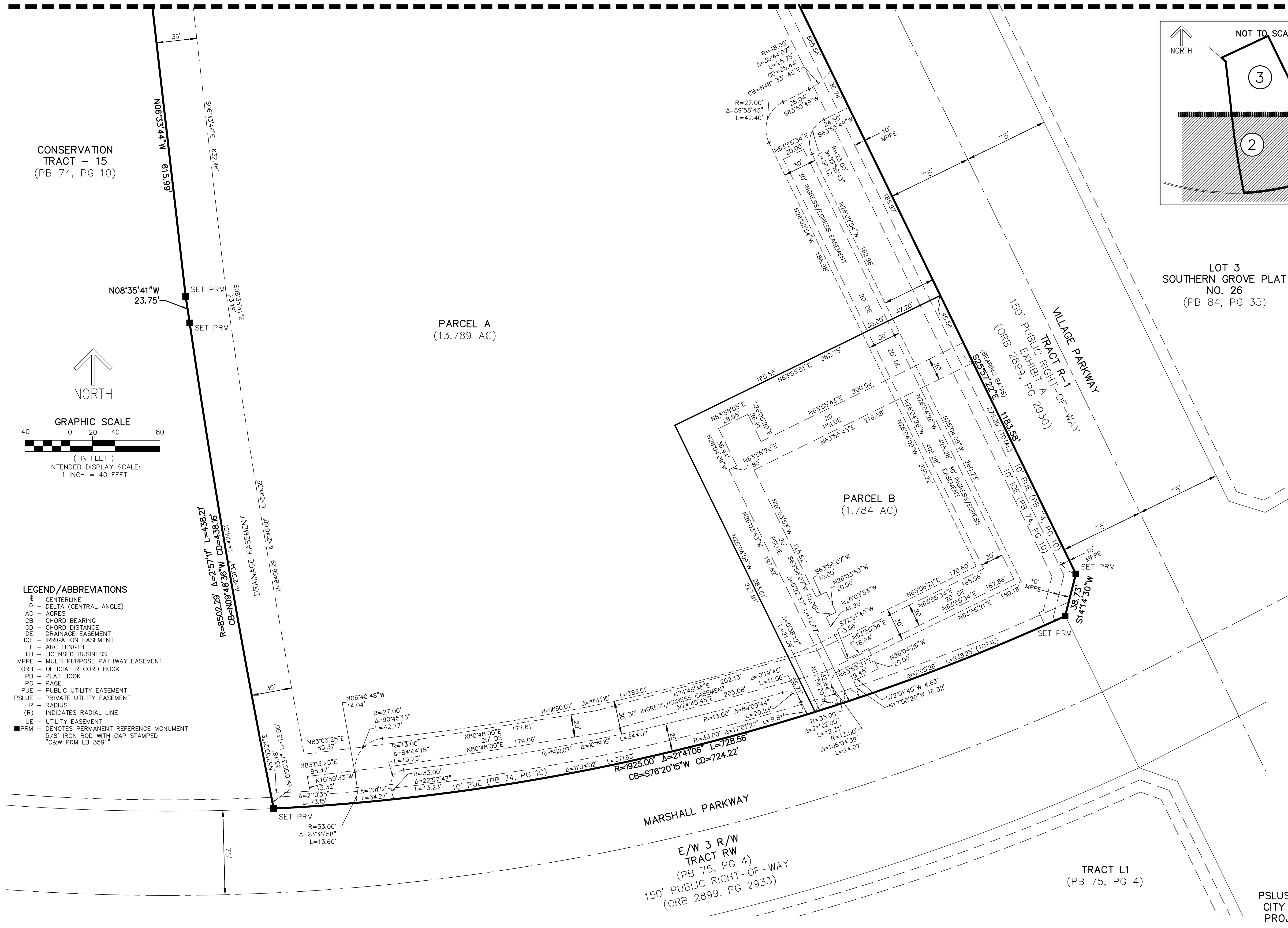


LEGEND/ABBREVIATIONS

- Δ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- IE - IRRIGATION EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- MPPE - MULTI PURPOSE PATHWAY EASEMENT
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
 5/8" IRON ROD WITH CAP STAMPED
 "C&W PRM LB 3591"



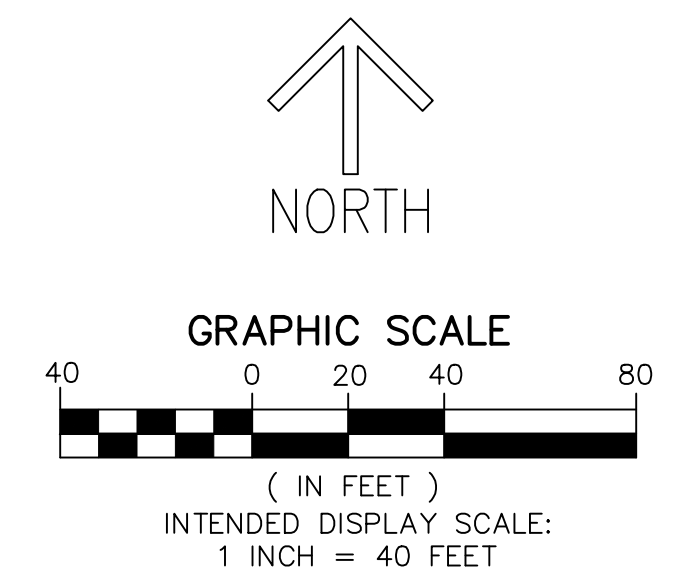
LOT 3
 SOUTHERN GROVE PLAT
 NO. 26
 (PB 84, PG 35)



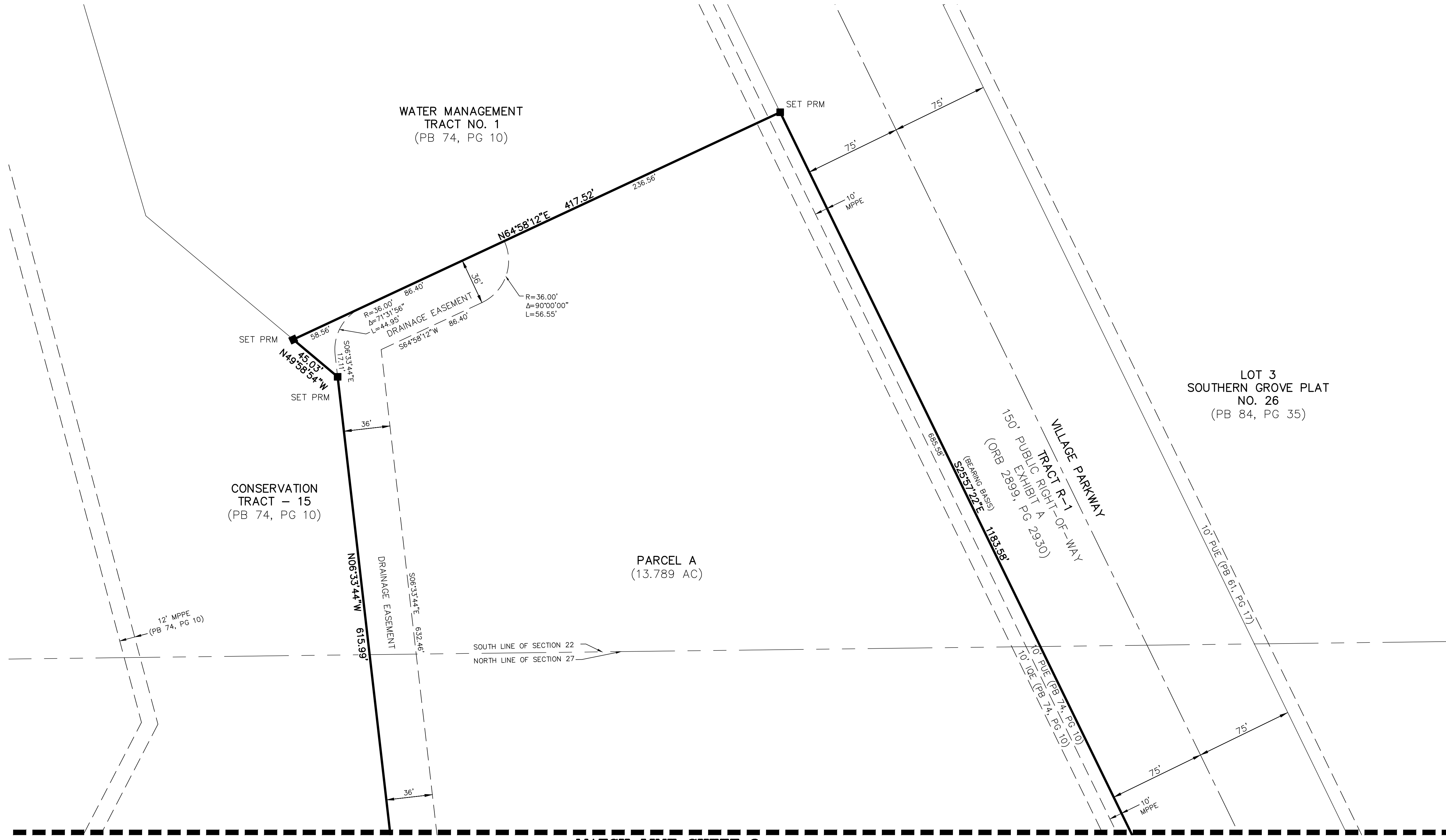
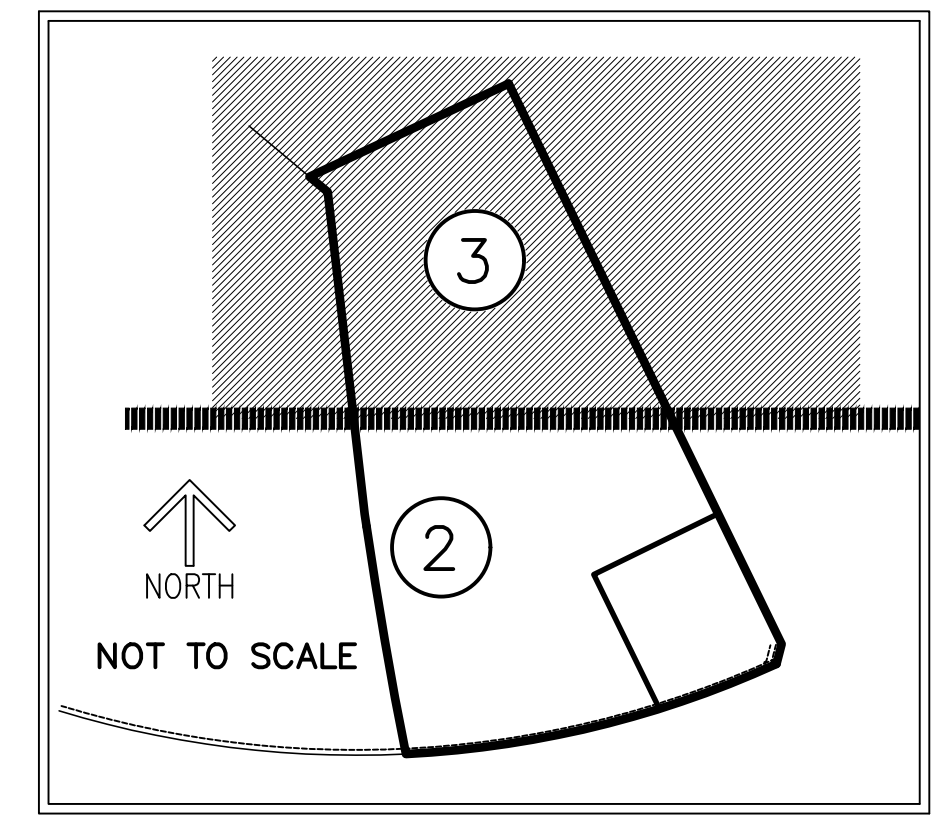
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THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
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 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
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- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
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MATCH LINE SHEET 2