

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, OWNER OF THE LAND SHOWN HEREON AS "TRADITION 4 BRYNLIE", BEING A REPLAT OF PARCEL 4A, TRADITION 4, AS RECORDED IN PLAT BOOK 113 PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LYING IN SECTION 8 TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4A, TRADITION 4, AS RECORDED IN PLAT BOOK 113 PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF FERNLAKE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (TRACT R-46), 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 NORTHWEST CORNER OF TRACT R-46 (EXHIBIT 'G') AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 2311 AND OFFICIAL RECORDS BOOK 3071, PAGE 2612, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT R-46, NORTH 86°45'11" EAST, A DISTANCE OF 80.00 FEET TO THE EASTERLY LINE OF SAID TRACT R-46, SOUTH 03°14'49" EAST, A DISTANCE OF 137.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 39°56'11"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 855.20 FEET; THENCE SOUTH 36°41'22" WEST, A DISTANCE OF 106.79 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 870.00 FEET A CENTRAL ANGLE OF 04°58'01"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 75.42 FEET; THENCE NORTH 51°55'07" WEST, A DISTANCE OF 80.45 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, THE CHORD OF WHICH BEARS NORTH 34°28'29" EAST, 73.43 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.44 FEET THROUGH A CENTRAL ANGLE OF 04°25'46"; THENCE NORTH 36°41'22" EAST, A DISTANCE OF 106.79 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 39°56'11"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 599.44 FEET; THENCE NORTH 03°14'49" WEST, A DISTANCE OF 137.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.539 ACRES, MORE OR LESS

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

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

- 1. THE ROAD RIGHT-OF-WAY TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF PORT ST. LUCIE, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE. A NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT OVER ALL ROADS, ROADWAYS, AND ROAD RIGHTS-OF-WAY SHOWN OR DESCRIBED ON THIS PLAT IS DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED OVER TRACT R TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS. IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE DISTRICT NOR SHALL ANY REQUEST BE ENTERAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT
2. ALL PRIVATE UTILITY EASEMENTS (PUE) 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, AND CITY CODE REQUIREMENTS, WITH THE MORE STRINGENT REQUIREMENTS TO CONTROL WHEN IN CONFLICT. 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.
3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC
4. THE OPEN SPACE TRACTS (0-1 THROUGH 0-11) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC
5. THE WATER MANAGEMENT TRACTS (S.M.T. 1 THROUGH S.M.T. 2), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 7"), 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) WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2983, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.
6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS LAKE MAINTENANCE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC
7. THE TRACT AMENITY AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC
8. THE WATER MANAGEMENT ACCESS EASEMENTS, ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS (WME/WMAE) SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 7"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF, THE "NEW CIP DISTRICT" (AS DEFINED IN THE BELOW-DESCRIBED INTERLOCAL AGREEMENTS) IN WHICH THE PLATTED LANDS LIE, IN ACCORDANCE WITH THE AMENDED AND RESTATED DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED AS OF APRIL 8, 2008, AND RECORDED AT OFFICIAL RECORDS BOOK 2983, PAGES 1074-1124, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SUPPLEMENTED BY THAT CERTAIN DISTRICT DEVELOPMENT INTERLOCAL AGREEMENT DATED MARCH 12, 2021, AND RECORDED AT OFFICIAL RECORDS BOOK 4572, PAGES 1898-1967, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (TOGETHER, THE "INTERLOCAL AGREEMENTS"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS FOR THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES.
9. 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, 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. 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. THE BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC, 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.
10. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 1 AND S.M.T. 2) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY, RESPONSIBILITY OR COST TO THE CITY.
11. AN EMERGENCY INGRESS/EGRESS EASEMENT OVER AND ACROSS ROAD RIGHT-OF-WAY TRACT R AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF PORT ST. LUCIE FOR EMERGENCY VEHICLE ACCESS OVER AND ACROSS AS SHOWN AND NOTED HEREON AND SHALL BE THE MAINTENANCE RESPONSIBILITIES OF SAID BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PORT ST. LUCIE, FLORIDA. THE CITY OF PORT ST. LUCIE HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE EMERGENCY INGRESS/EGRESS EASEMENT.
12. WETLAND TRACTS AND WATER MANAGEMENT EASMENTS (W.M.E.), AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE RESPONSIBLE FOR THE MAINTENANCE THEREOF. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.

TRADITION 4 BRYNLIE

BEING A REPLAT OF PARCEL 4A, TRADITION 4, AS RECORDED IN PLAT BOOK 113 PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FERNLAKE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (TRACT R-46), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 8 TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

- 13. TRACT RW (FERNLAKE DRIVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA FOR THE BENEFIT OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
14. LIFT STATION EASEMENT LSE, SAID EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE 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. BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT, SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY OR COST TO THE CITY. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.
15. PRESERVATION TRACT, WETLANDS, WETLAND BUFFERS AND UPLAND AREAS PART OF SAID PRESERVATION TRACTS AS SHOWN HEREON ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 7"), 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, TO RETAIN THE PRESERVATION TRACTS IN THEIR NATURAL VEGETATIVE, HYDROLOGIC, SCENIC, OPEN AGRICULTURAL OR WOODED CONDITION AND TO RETAIN SUCH PRESERVATION TRACTS AS SUITABLE HABITAT FOR FISH, PLANTS, OR WILDLIFE. THE CDD, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER UPON THE PRESERVATION TRACTS TO MAINTAIN IT AND TO ENJOIN ANY ACTIVITY ON OR USE OF THE PRESERVATION TRACTS THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION IF SUCH AREAS OR FEATURES OF THE PRESERVATION TRACTS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE, EXCEPT AS REQUIRED TO MAINTAIN THE PRESERVATION TRACTS FOR THE PURPOSES SET FORTH IN THIS PARAGRAPH. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE PRESERVATION TRACTS: CONSTRUCTION OR PLACING BUILDINGS, ROADS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING, UTILITIES OR OTHER STRUCTURES ON OR ABOVE THE GROUND; LUMPING OR PLACING OF TRASH, WASTE OR OTHER UNSIGHTLY OR OFFENSIVE MATERIALS; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION; EXCAVATION DREDGING OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE; SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION; ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION INCLUDING BUT NOT LIMITED TO, DITCHING, DIKING, AND FENCING; ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER USES; ACTS OR USES WHICH ARE DETRIMENTAL TO THE PRESERVATION OF ANY FEATURES OR ASPECTS OF THE PRESERVATION AREAS HAVING HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.
16. 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.

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 _____ THIS _____ DAY OF _____, 2024

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

BY: _____ SIGNATURE: _____
PRINTED NAME _____ PRINTED NAME _____
TITLE _____ SIGNATURE: _____
PRINTED NAME _____

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY K. KARL ALBERTSON, 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 ST. LUCIE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ 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 _____ DAY OF _____, 2024.

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

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 K. KARL ALBERTSON, ITS 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.

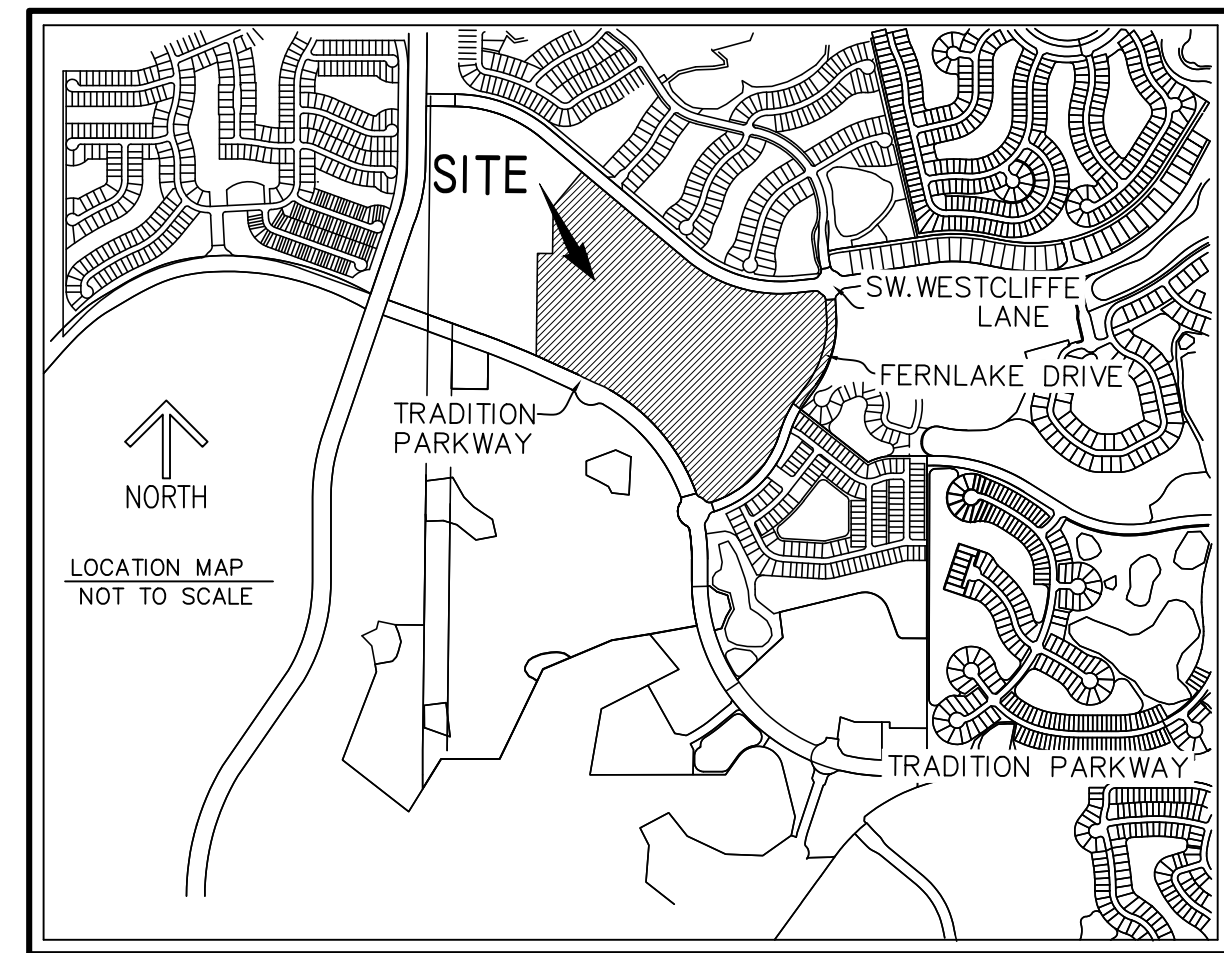
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

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

PRINT NAME: _____

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 10



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

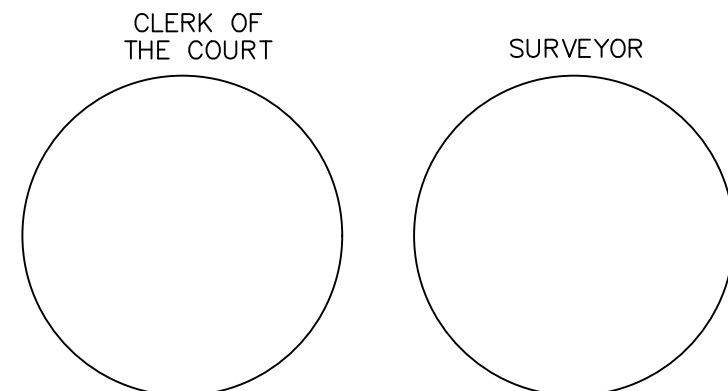
SURVEY NOTES:

- 1. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF PARCEL 4A, TRADITION 4, AS RECORDED IN PLAT BOOK 113 PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING A RECORDED BEARING OF S49°59'11"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE NOTED (R) FOR RADIAL.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF 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 54-17, 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 _____, 2024.

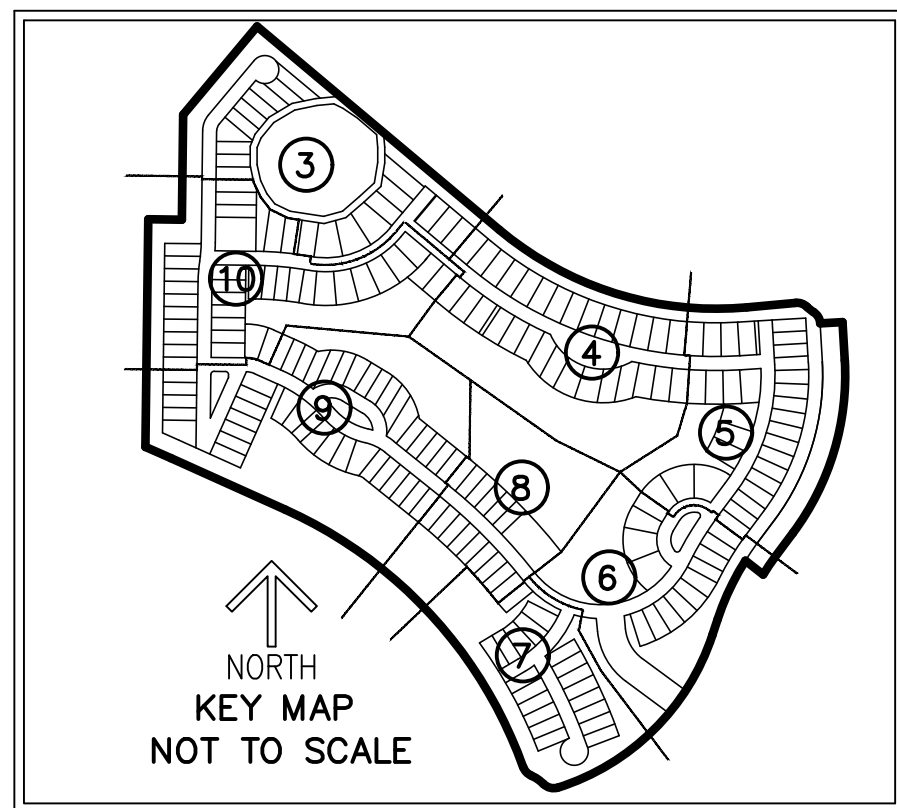
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA.
CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100,
BOCA RATON, FL 33434
(561)392-1991
CERTIFICATION OF AUTHORIZATION NO.
LB 3591



TRADITION 4 BRYNLIE

BEING A REPLAT OF PARCEL 4A, TRADITION 4, AS RECORDED IN PLAT BOOK 113 PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FERRLAKE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (TRACT R-46), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN 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



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED, ELIZABETH M. JONES, ESQ, 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 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 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. 64177
SHUTTIS & BOWEN LLP
525 OKEECHOBEE BLVD., SUITE 1100
WEST PALM BEACH, FL 33401

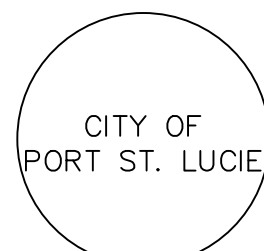
CITY OF PORT ST LUCIE APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF ST LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF TRADITION 4 BRYNLIE, 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 _____, 2024.

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

ATTEST: _____
SALLY WALSH, CITY CLERK



BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT.

IN WITNESS WHEREOF, THE ABOVE NAMED BRYNLIE AT TRADITION HOMEOWNER'S 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 _____ DAY OF _____, 2024.

BRYNLIE AT TRADITION HOMEOWNER'S
ASSOCIATION, INC,
A FLORIDA CORPORATION
NOT FOR PROFIT.

WITNESS: _____
BY: K. KARL ALBERTSON
VICE PRESIDENT

WITNESS: _____

BRYNLIE AT TRADITION HOMEOWNER'S ASSOCIATION, 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 _____ DAY OF _____, 2024, BY K. KARL ALBERTSON, VICE PRESIDENT, ON BEHALF OF BRYNLIE AT TRADITION HOMEOWNER'S 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 _____ DAY OF _____, 2024.

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

COMMISSION NUMBER PRINT NAME: _____

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 _____, 2024.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

ERIC SEXAUER, CHAIRMAN
BOARD OF SUPERVISORS

PRINT NAME: _____

ACKNOWLEDGEMENT:

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, PERSONALLY APPEARED ERIC SEXAUER, CHAIRMAN ON BEHALF OF THE THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1.

THEY ARE [] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2024.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS.

DATED THIS _____ DAY OF _____, 2024

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 7

CHAIRMAN: ERIC SEXAUER

PRINT NAME: _____

ACKNOWLEDGEMENT:

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, PERSONALLY APPEARED ERIC SEXAUER, CHAIRMAN ON BEHALF OF THE THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 7.

THEY ARE [] PERSONALLY KNOWN TO ME OR [] HAVE PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2024.

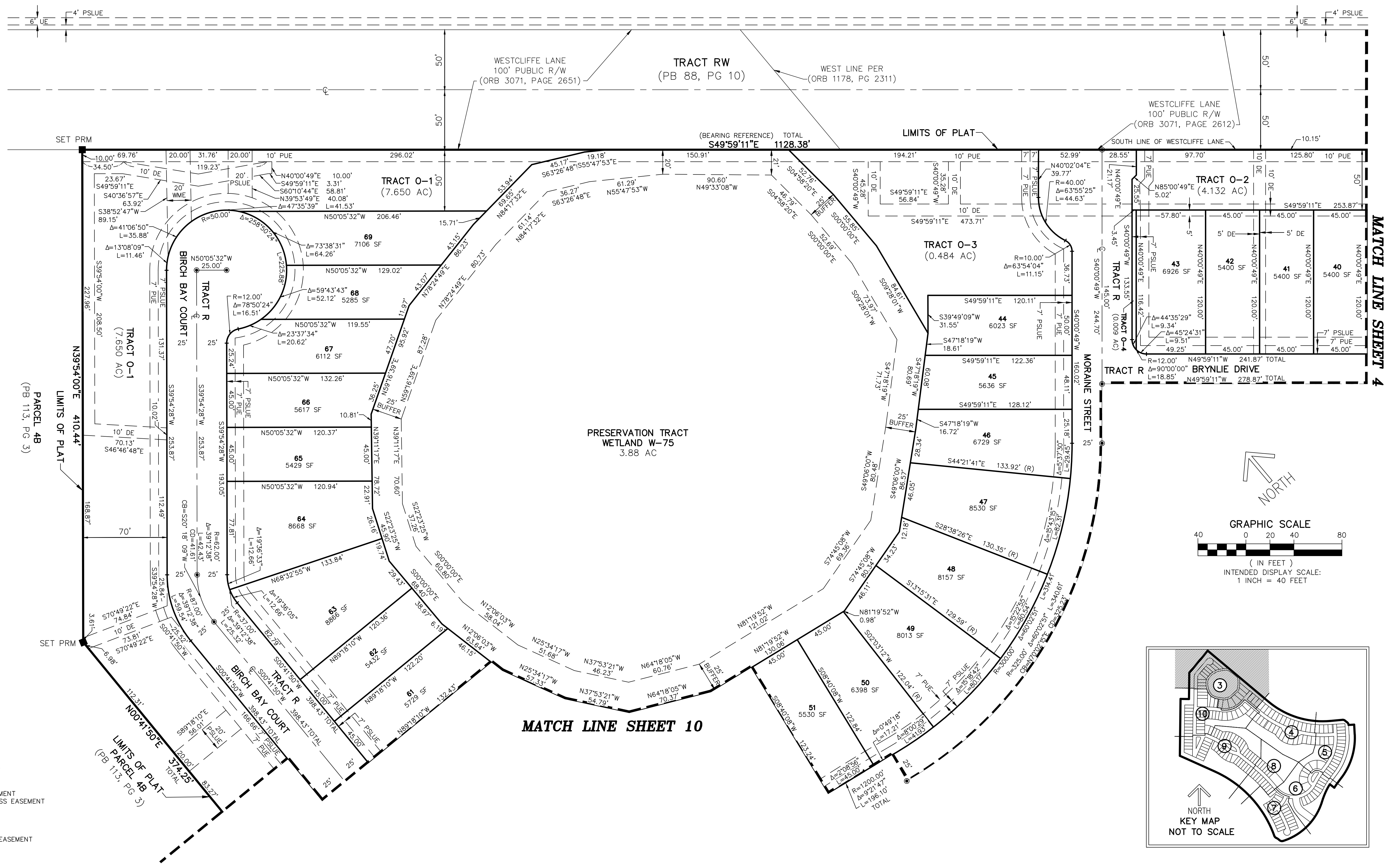
COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE

PRINT NAME: _____

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS — ENGINEERS — PLANNERS
 7900 GLADES ROAD, SUITE 100
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 CERTIFICATE OF AUTHORIZATION NO. LB3591

TRADITION 4 BRYNLIE

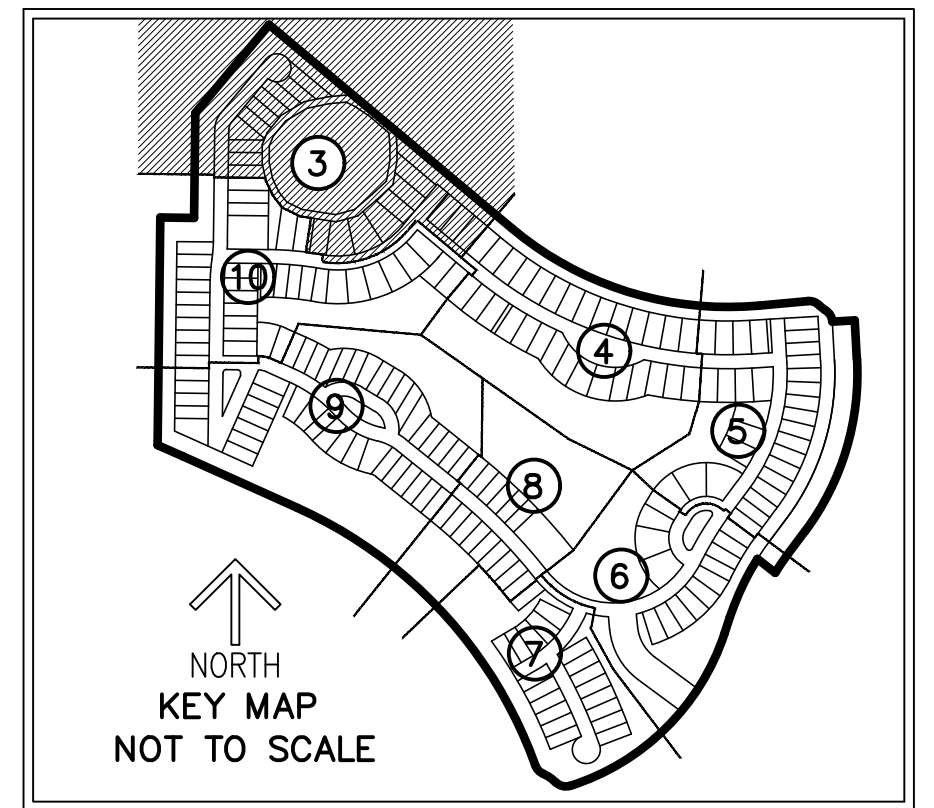
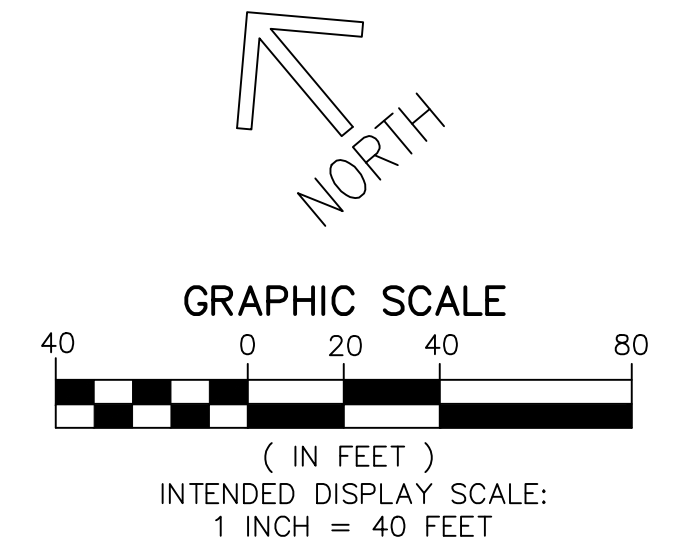
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PARCEL 4B
 (PB 113, PG 3)

PARCEL 4B
 (PB 113, PG 3)

- LEGEND/ABBREVIATIONS**
- △ - CENTERLINE
 - ∠ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - FPL - FLORIDA POWER AND LIGHT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - WME - WATER MANAGEMENT EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PUE - PRIVATE UTILITY EASEMENT
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - SF - SQUARE FEET
 - - DENOTES PERMANENT REFERENCE MONUMENT
 5/8" X 18" LONG IRON ROD WITH CAP STAMPED
 "C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT

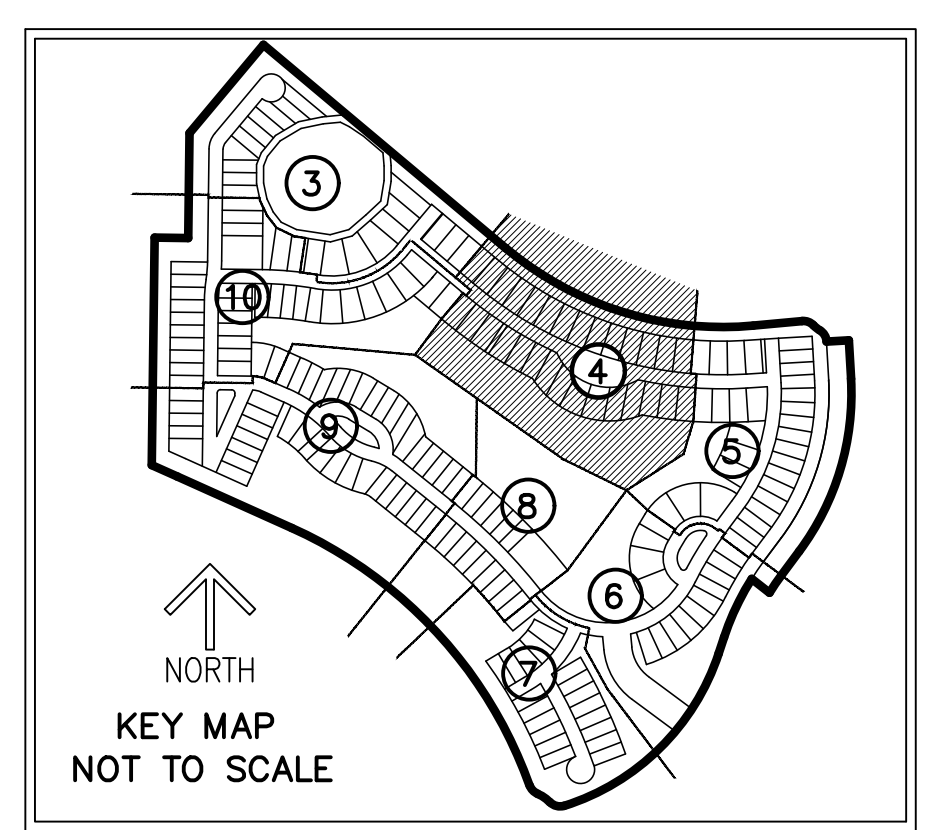
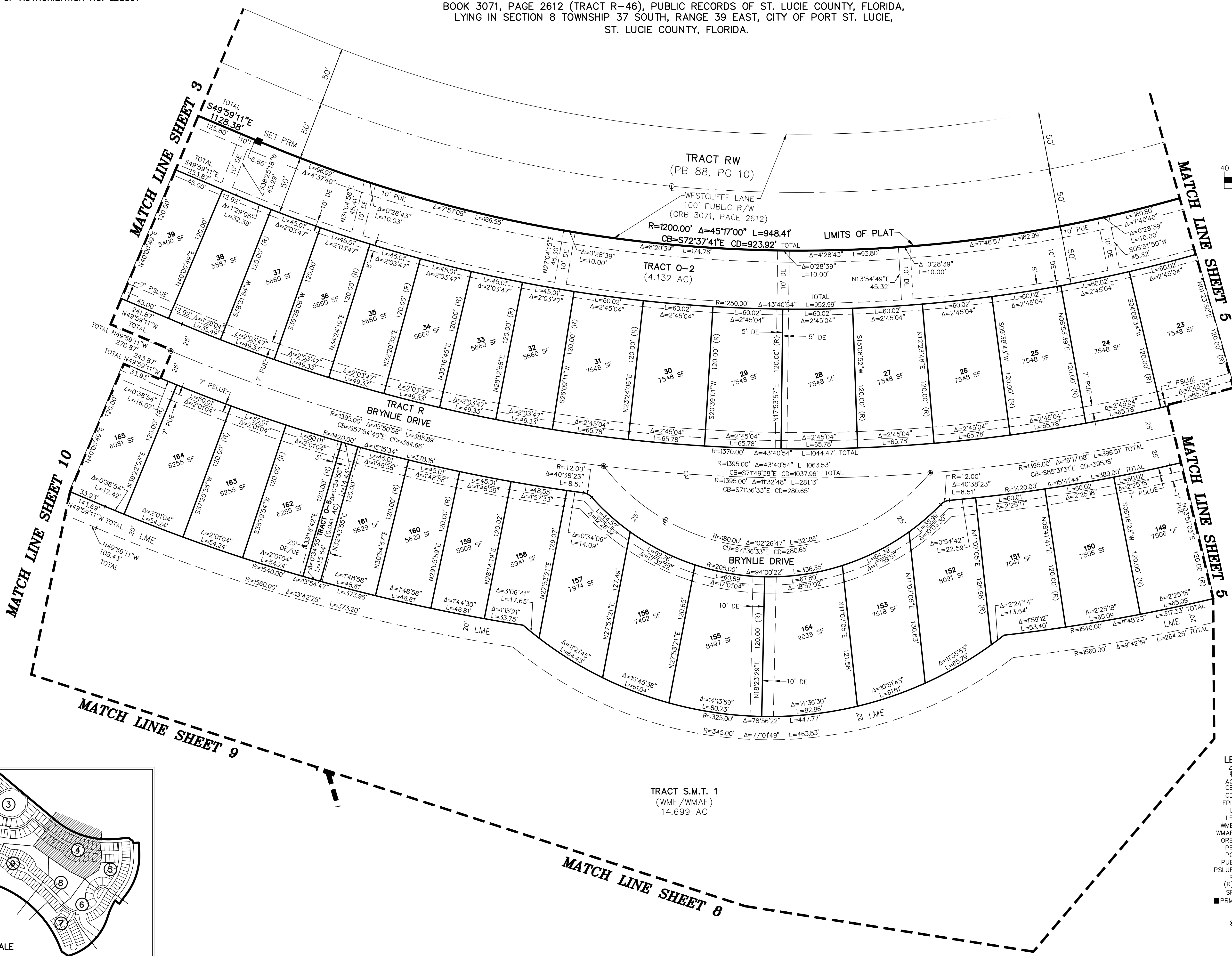
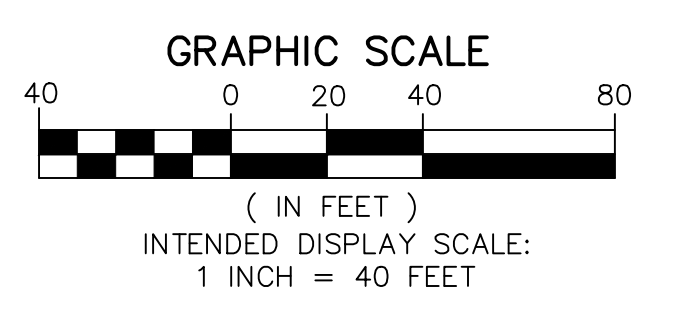
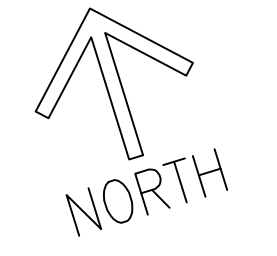


PLSUSD PROJECT NO. 5429B
 CITY OF PORT ST. LUCIE
 PROJECT NO. P22-277

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS — ENGINEERS — PLANNERS
 7900 GLADES ROAD, SUITE 100
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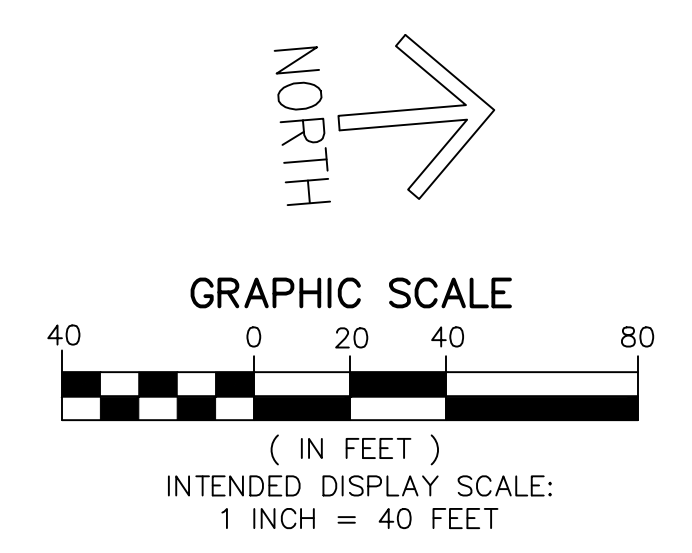
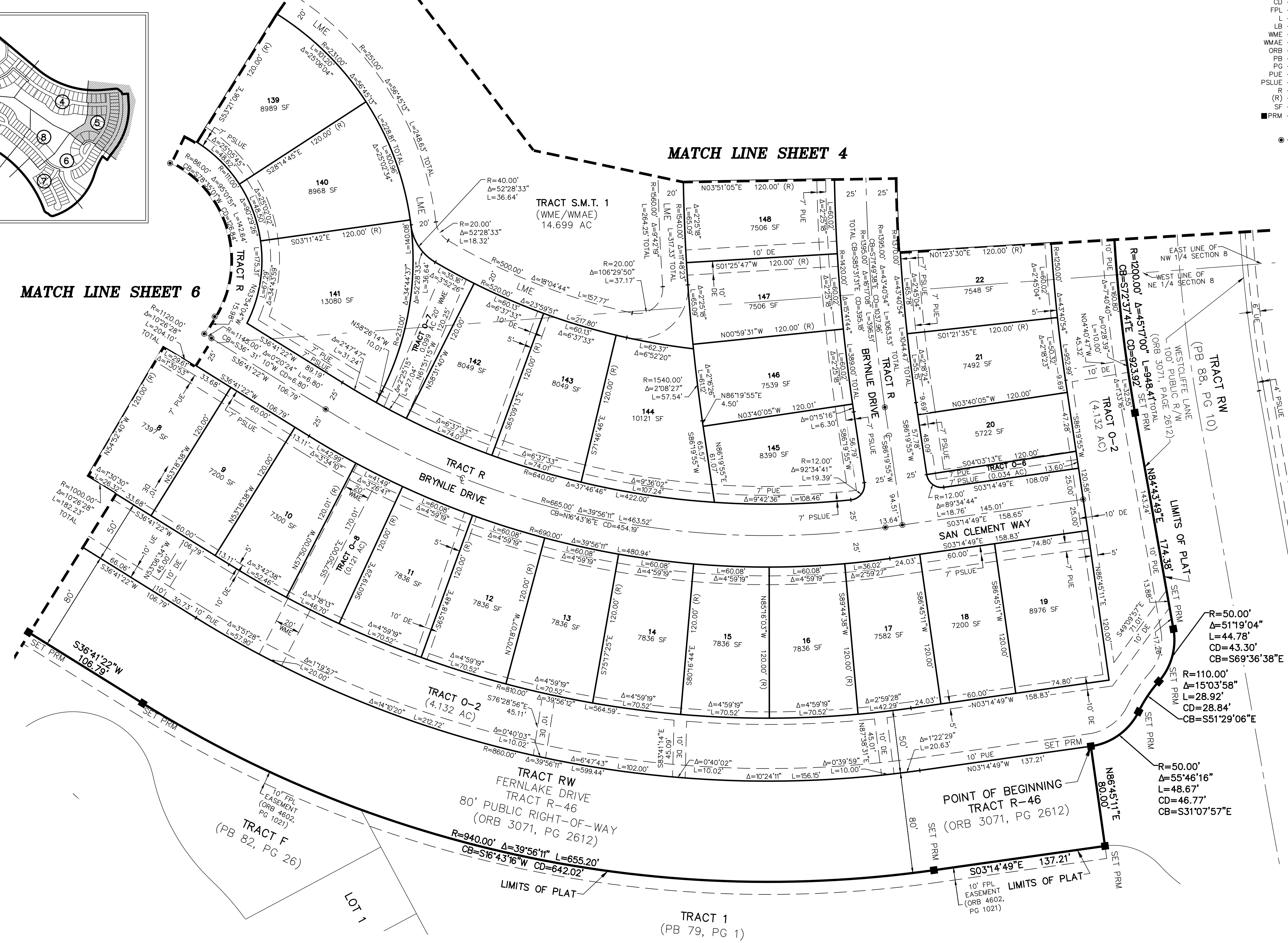
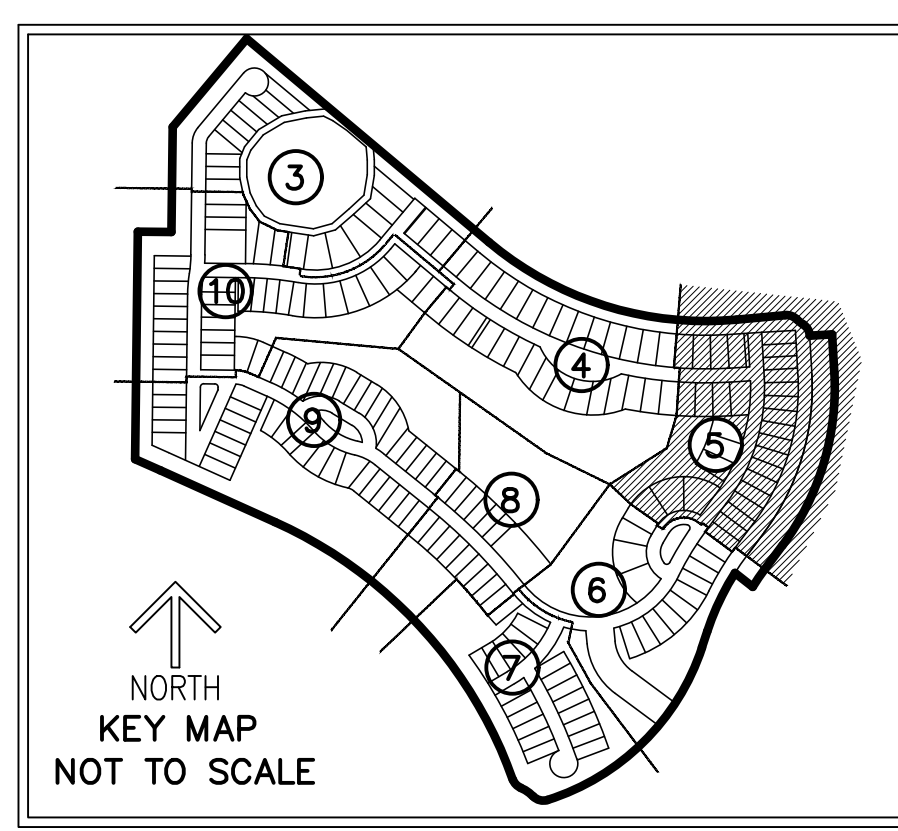
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 - PRM - DENOTES PERMANENT REFERENCE MONUMENT 5/8" X 18" LONG IRON ROD WITH CAP STAMPED C&W PRM LB 3591
 - - DENOTES PERMANENT CONTROL POINT

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS — ENGINEERS — PLANNERS
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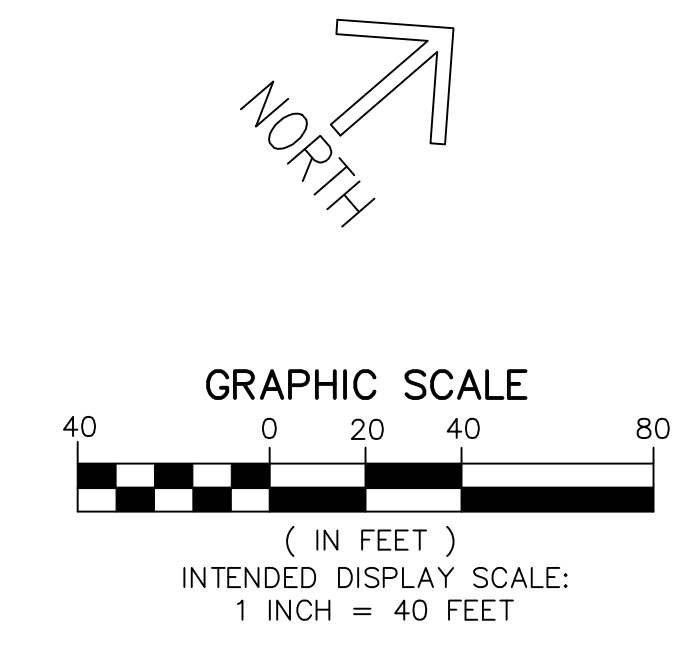
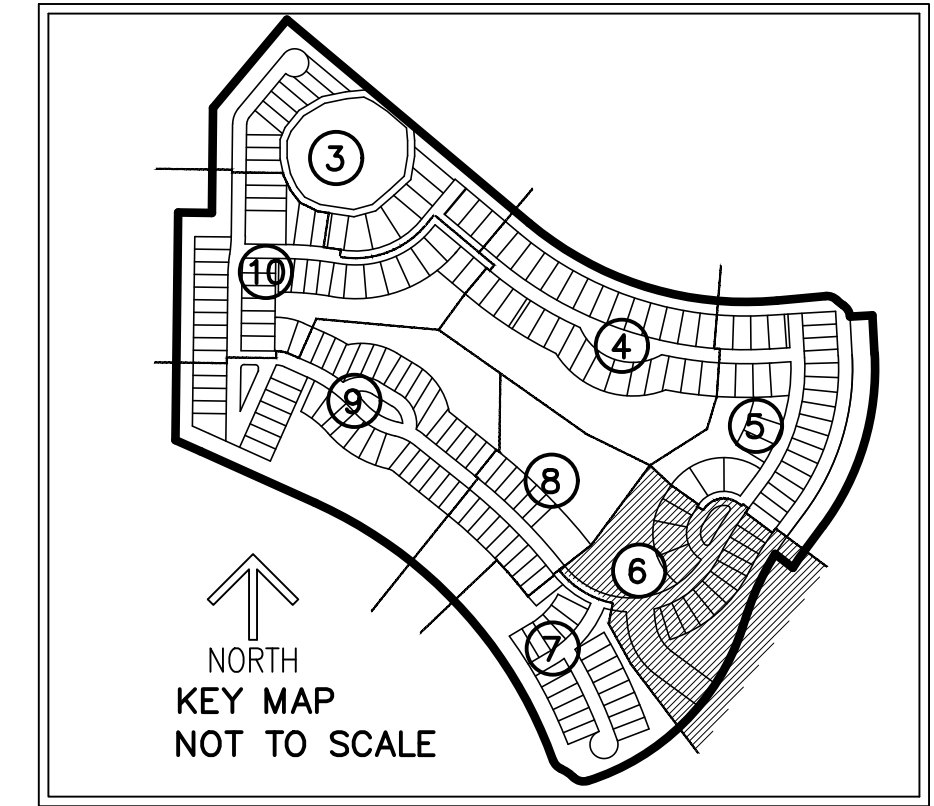
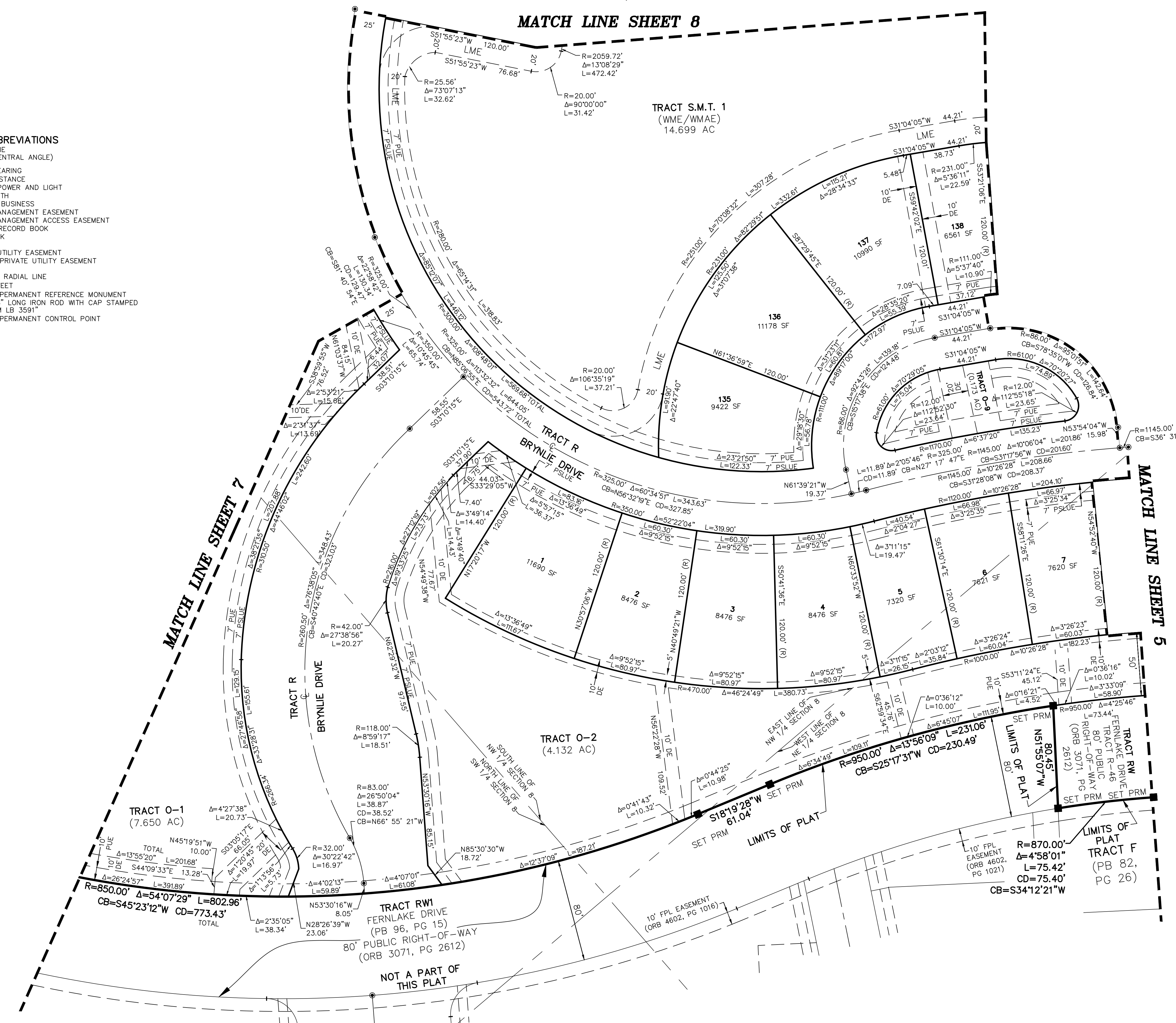


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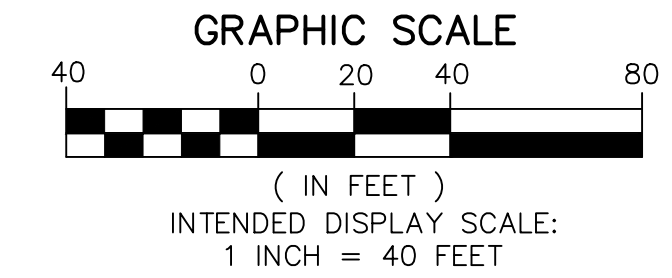
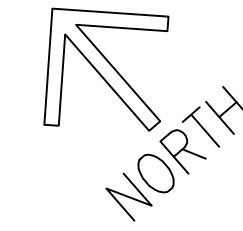
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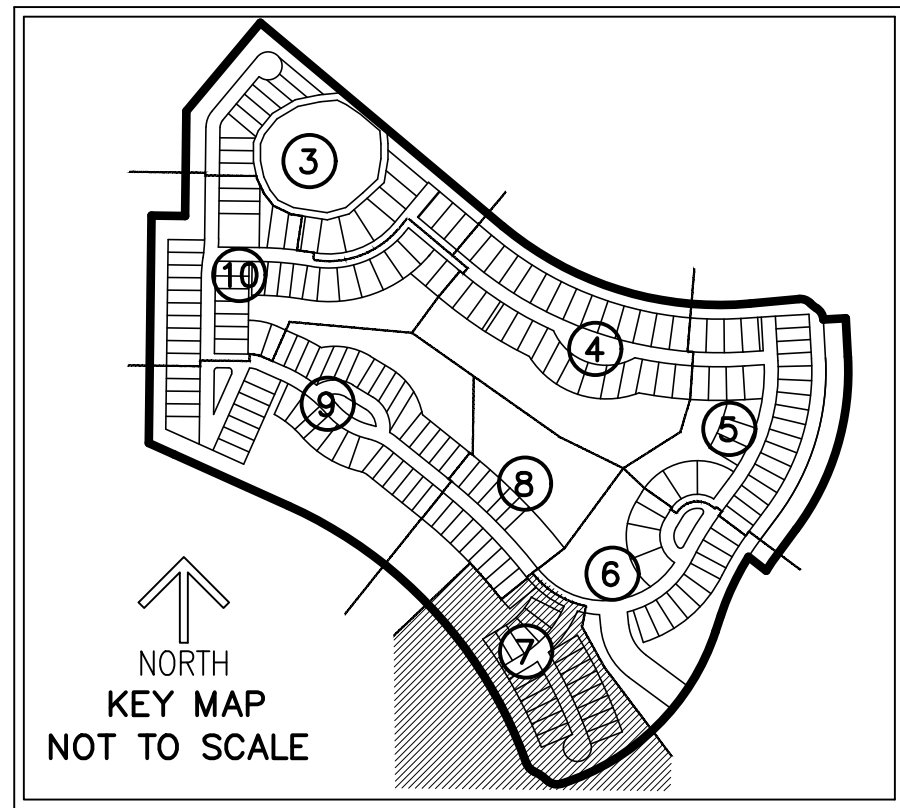
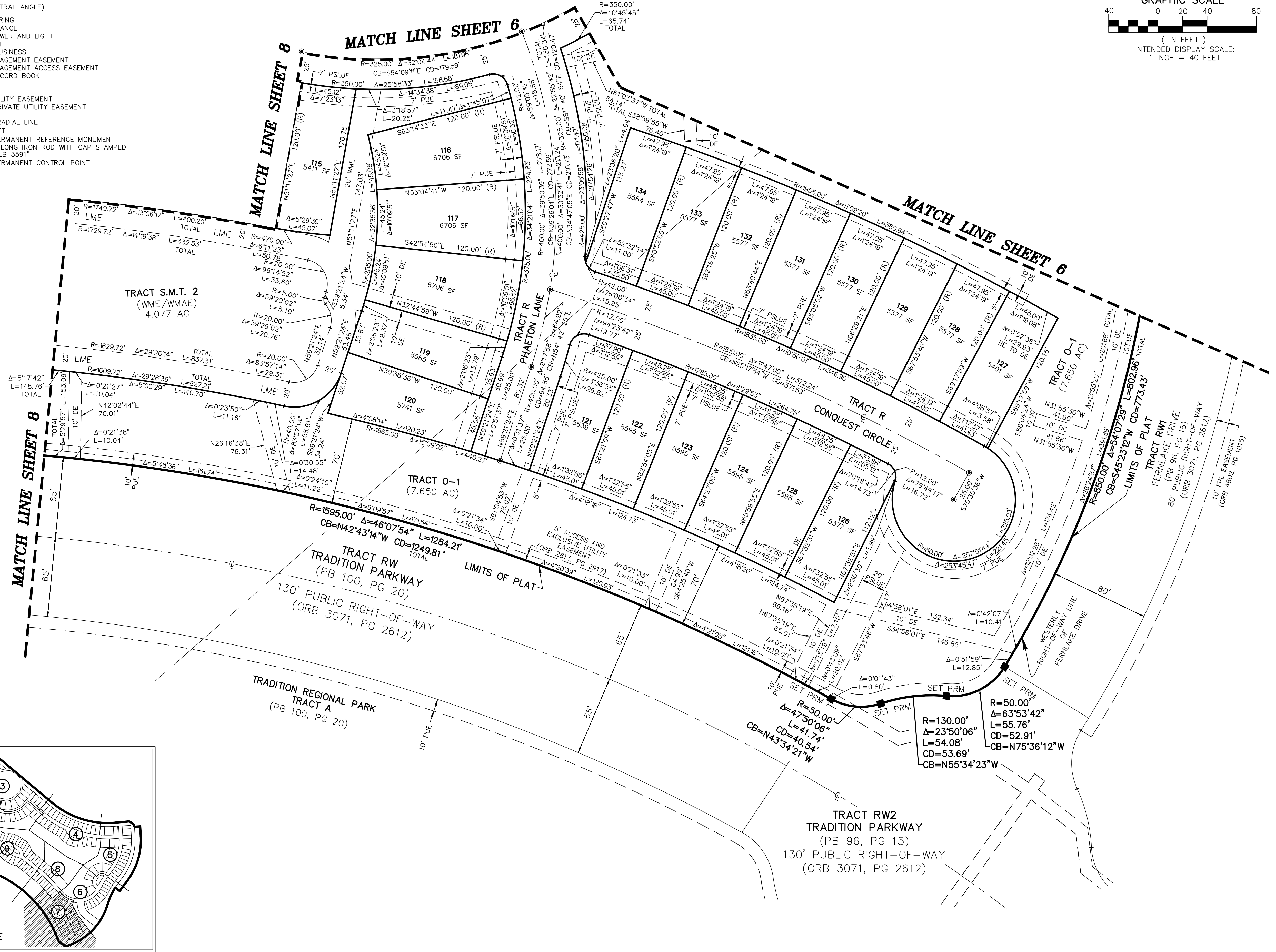
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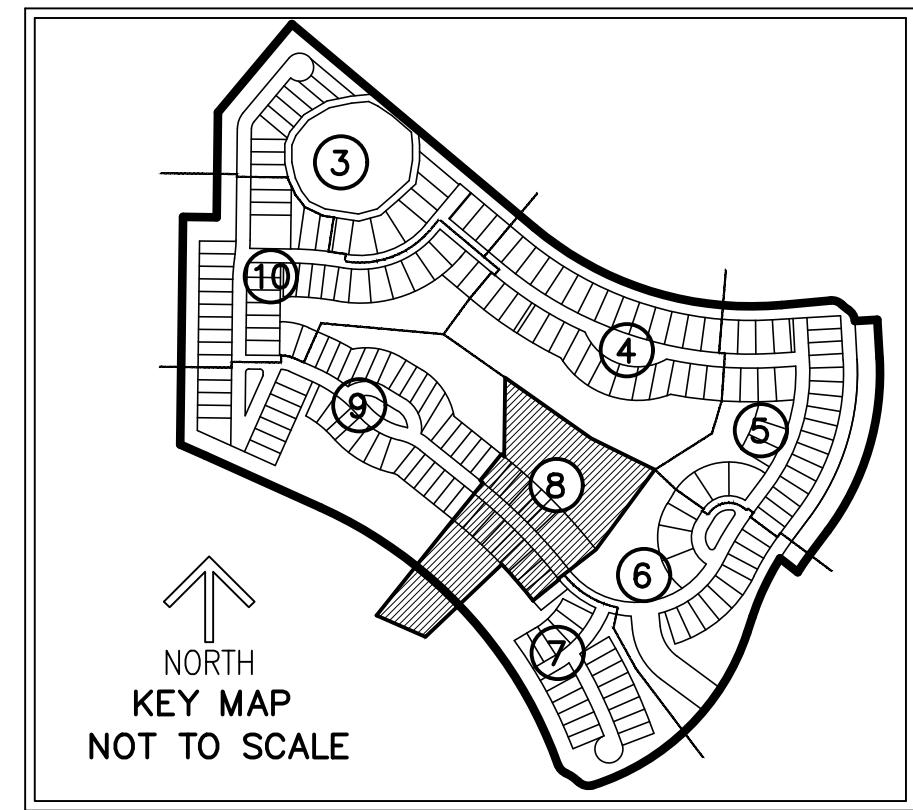
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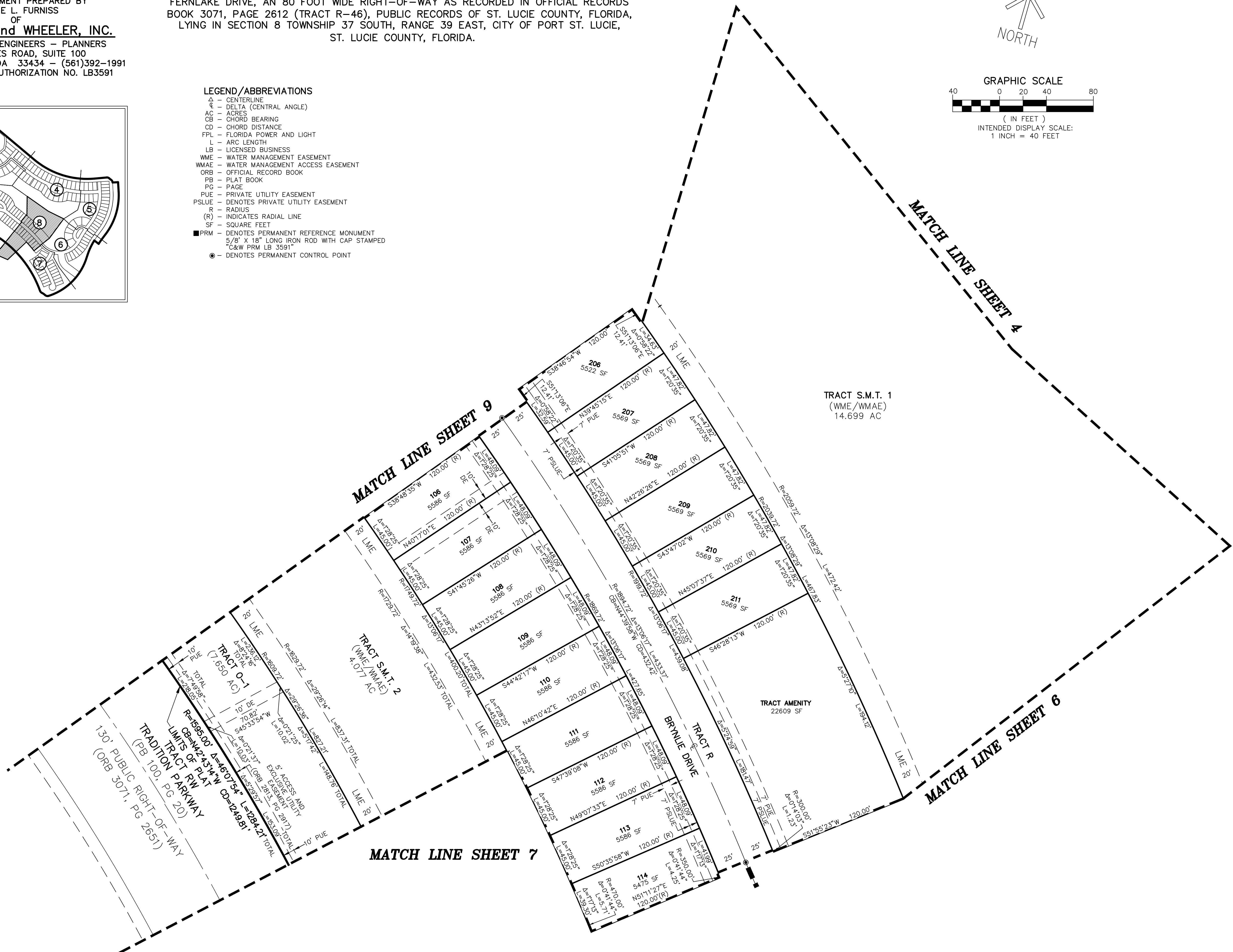
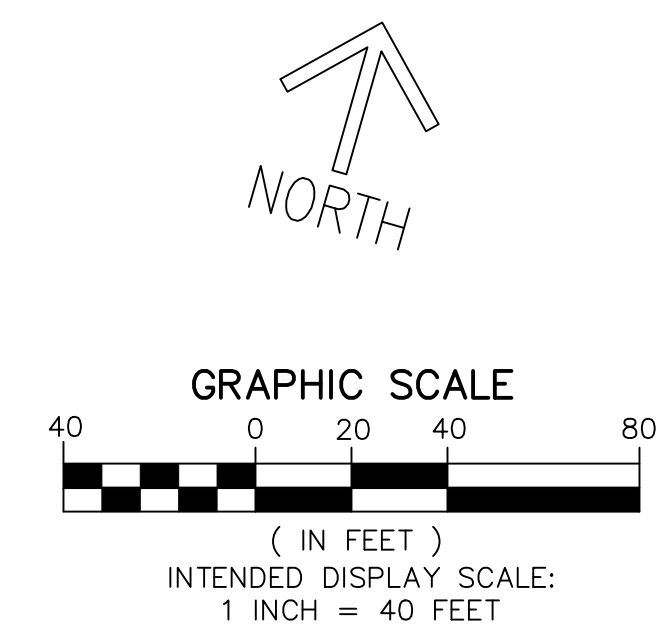
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THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
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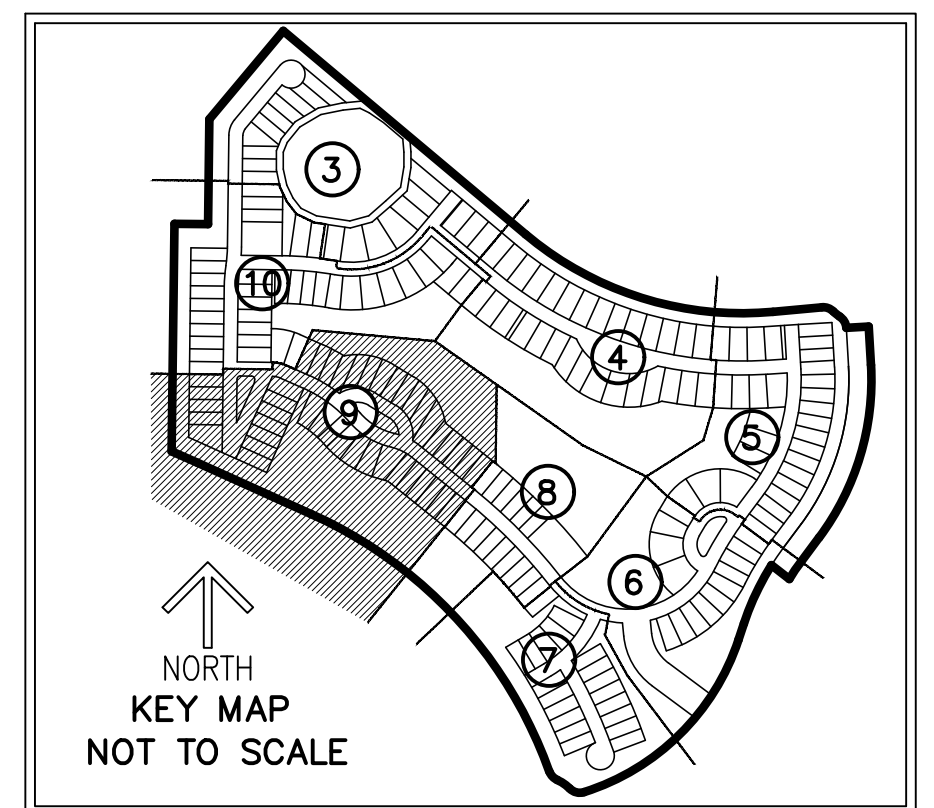
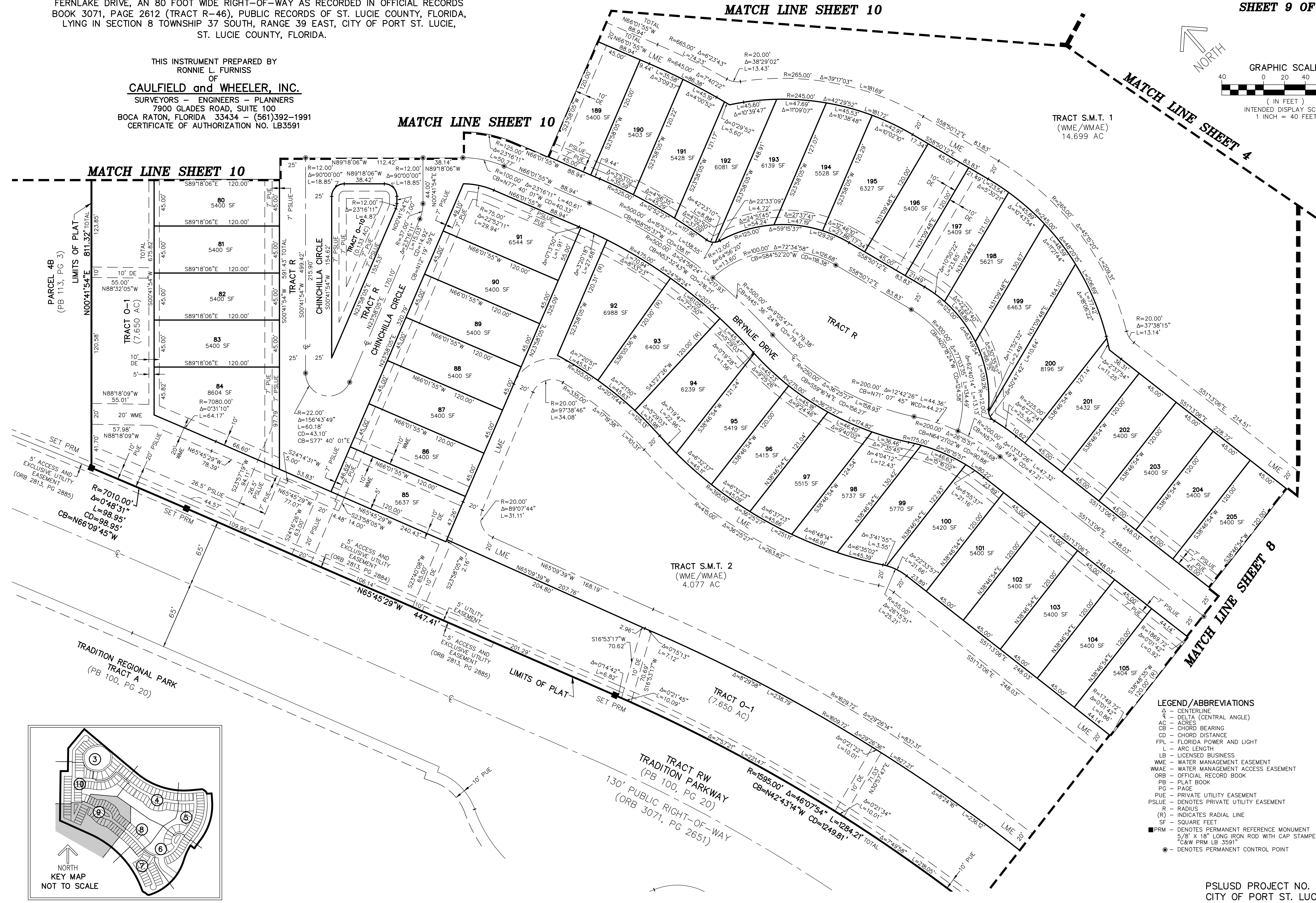
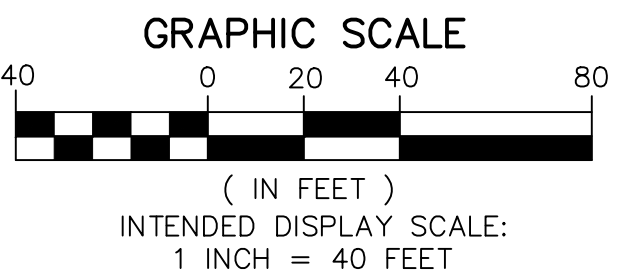
- LEGEND/ABBREVIATIONS**
- △ - CENTERLINE
 - ∠ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - FPL - FLORIDA POWER AND LIGHT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - WME - WATER MANAGEMENT EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
 - ORB - OFFICIAL RECORD BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PUE - PRIVATE UTILITY EASEMENT
 - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
 - R - RADIUS
 - (R) - INDICATES RADIAL LINE
 - SF - SQUARE FEET
 - PRM - DENOTES PERMANENT REFERENCE MONUMENT
5/8" X 18" LONG IRON ROD WITH CAP STAMPED
"C&W PRM LB 3591"
 - - DENOTES PERMANENT CONTROL POINT



TRADITION 4 BRYNLIE

BEING A REPLAT OF PARCEL 4A, TRADITION 4, AS RECORDED IN PLAT BOOK 113 PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FERRLAKE DRIVE, AN 80 FOOT WIDE RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 3071, PAGE 2612 (TRACT R-46), PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN 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

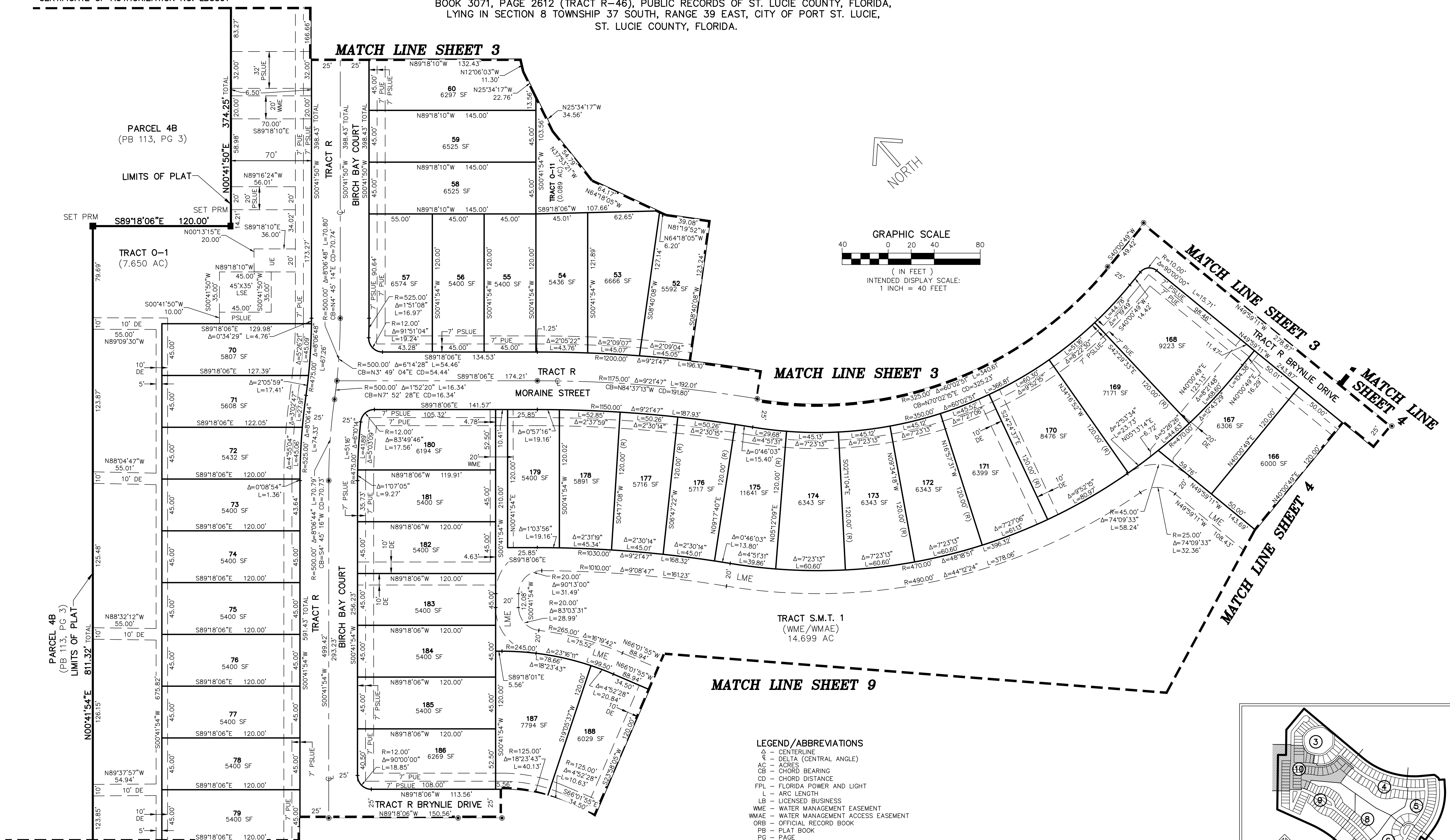


- LEGEND/ABBREVIATIONS**
- Δ - CENTERLINE
 - ∠ - DELTA (CENTRAL ANGLE)
 - AC - ACRES
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - FPL - FLORIDA POWER AND LIGHT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - WME - WATER MANAGEMENT EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
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- LEGEND/ABBREVIATIONS**
- Δ - CENTERLINE
 - ∠ - DELTA (CENTRAL ANGLE)
 - AC - AREA
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - FPL - FLORIDA POWER AND LIGHT
 - L - ARC LENGTH
 - LB - LICENSED BUSINESS
 - WME - WATER MANAGEMENT EASEMENT
 - WMAE - WATER MANAGEMENT ACCESS EASEMENT
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