

# SOUTHERN GROVE PLAT NO. 35

BEING A REPLAT OF PARCEL 31, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, AND A REPLAT OF TRACT A, AS SHOWN ON SOUTHERN GROVE PLAT NO. 33, RECORDED IN PLAT BOOK 91, PAGE 32, AND A PORTION OF PAAR DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

## CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, AND THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS SOUTHERN GROVE PLAT NO. 35, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

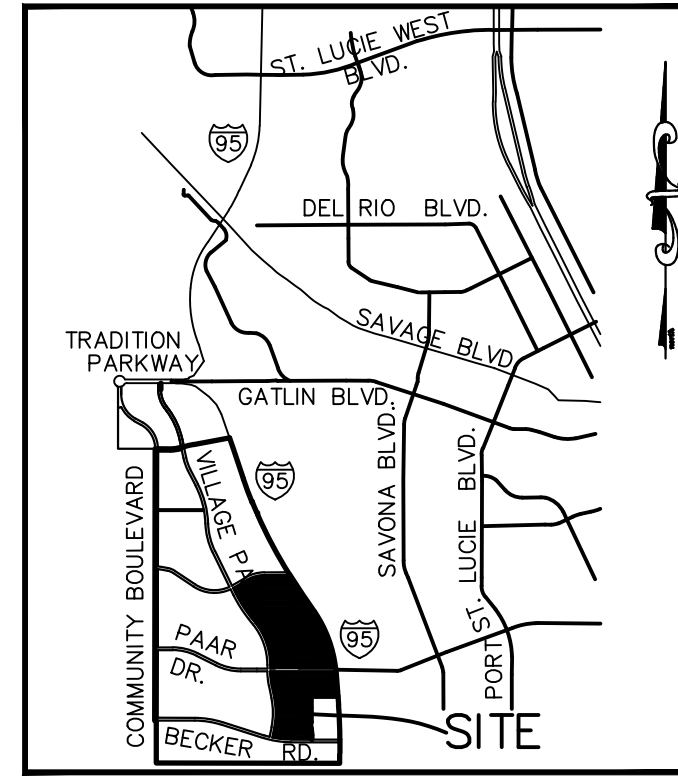
- ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17 AND TRACT A ON SOUTHERN GROVE PLAT NO. 33, RECORDED IN PLAT BOOK 91, PAGE 32, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SHALL NOT BE VACATED, ANNULLED, OR TERMINATED BY THE RECORDING OF THIS PLAT, IT BEING THE EXPRESS INTENTION OF THE OWNER OF THE LAND DESCRIBED AN PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT.
- TRACTS A, B, C, LOT 4 AND LOT 5 AS SHOWN HEREON, ARE RESERVED TO PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION AND ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT.
- THE ROAD RIGHTS-OF-WAY (SW ANTHONY F. SANSONE SR. BOULEVARD AND PAAR DRIVE), AS SHOWN HEREON, ARE 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 RIGHTS-OF-WAY, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.
- THE 10 FOOT PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA ("CITY") ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UNDERGROUND UTILITIES, INCLUDING WITHOUT LIMITATION, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, IRRIGATION LINES AND RELATED APPURTENANCES (SPECIFICALLY INCLUDING MUNICIPAL WATER, SEWER AND RECLAIMED WATER LINES). 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. THE PUBLIC UTILITY EASEMENT IS ALSO DEDICATED TO THE TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF IRRIGATION LINES, STRUCTURES, AND APPURTENANCES.
- THE CITY UTILITY EASEMENTS (CUE-1, AND CUE-2), AS SHOWN HEREON, ARE 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. 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 THEREFORE. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF UTILITIES AND FACILITIES OF THE CITY.
- THE DRAINAGE EASEMENTS (DE-1, DE-2, DE-3 AND DE-4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING BY AND UNDER DELEGATED AUTHORITY FROM, AND RECEIVING SUCH DEDICATION FOR THE USE AND BENEFICIAL OWNERSHIP OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 3, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 3"), 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, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS  
\_\_\_\_\_  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION  
WITNESS:  
\_\_\_\_\_  
SIGNATURE  
BY: \_\_\_\_\_  
NAME  
TITLE  
\_\_\_\_\_  
PRINTED NAME  
\_\_\_\_\_  
SIGNATURE  
\_\_\_\_\_  
PRINTED NAME

IN WITNESS WHEREOF, THE ABOVE NAMED CITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA  
WITNESS:  
\_\_\_\_\_  
SIGNATURE  
BY: \_\_\_\_\_  
NAME  
TITLE  
\_\_\_\_\_  
PRINTED NAME  
\_\_\_\_\_  
SIGNATURE  
\_\_\_\_\_  
PRINTED NAME



**LOCATION MAP**  
NOT TO SCALE

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_ OF \_\_\_\_\_ ON BEHALF OF THE CORPORATION. HE 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 \_\_\_\_\_, 2021.

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

PRINT NAME: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_ OF \_\_\_\_\_ ON BEHALF OF THE CITY. HE 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 \_\_\_\_\_, 2021.

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

PRINT NAME: \_\_\_\_\_

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, \_\_\_\_\_, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF \_\_\_\_\_, 2021, AT \_\_\_\_\_ (.M.)

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SOUTHERN GROVE PLAT NO. 35 IS VESTED IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE
- PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20\_\_\_\_.
- ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.
- NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 5"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN 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, HEREBY ACCEPTS THE DEDICATIONS OF THE DRAINAGE EASEMENTS, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, 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 SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED EASEMENT AND TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR DISTRICT NO. 5. DISTRICT NO. 5 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED THEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE AND COMPLETE—PUBLIC INFRASTRUCTURE, DATED AS OF DECEMBER 17, 2014, AND RECORDED IN OFFICIAL RECORD BOOK 3700, PAGES 1922-1929, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRMAN

SECRETARY

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_, CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ON BEHALF OF THE DISTRICT. HE 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 \_\_\_\_\_, 2021.

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

PRINT NAME: \_\_\_\_\_

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

1. THE TRADITION 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, 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 DEDICATION OF AN IRRIGATION EASEMENT 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.

THE RECORDING IN THE OFFICE OF THE COUNTY CLERK OF ST. LUCIE COUNTY, FLORIDA, OF THE WITHIN PLAT SHALL TERMINATE, WITH RESPECT TO THE LANDS EMBRACED THEREBY, ALL OBLIGATIONS OF DEDICATION SET FORTH IN THAT CERTAIN AGREEMENT TO DEDICATE—COMMUNITY INFRASTRUCTURE, DATED AS OF FEBRUARY 14, 2003, AND RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 2439, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED.

2. HEREBY CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ATTEST: THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1

PRINT NAME \_\_\_\_\_

CHAIRMAN  
BOARD OF SUPERVISORS

## ACKNOWLEDGMENT

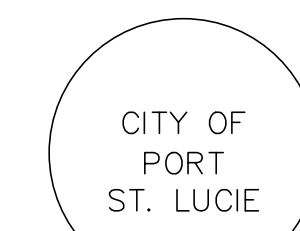
STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION BY \_\_\_\_\_, CHAIRMAN OF TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, ON BEHALF OF THE DISTRICT. HE 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 \_\_\_\_\_, 2021.

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

PRINT NAME: \_\_\_\_\_



PSLUSD PROJECT NO. 5360C  
CITY OF PORT ST. LUCIE  
PROJECT NO. P21-059

**PREPARED IN THE OFFICE OF:**  
**CULPEPPER & TERPENING, INC.**  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286  
THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199

# SOUTHERN GROVE PLAT NO. 35

BEING A REPLAT OF PARCEL 31, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, AND A REPLAT OF TRACT A, AS SHOWN ON SOUTHERN GROVE PLAT NO. 33, RECORDED IN PLAT BOOK 91, PAGE 32, AND A PORTION OF PAAR DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

## LEGAL DESCRIPTION:

BEING ALL OF TRACT A, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 33, AS RECORDED IN PLAT BOOK 91, PAGE 32, AND ALL OF PARCEL 31, ACCORDING TO THE PLAT OF SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:

BEING A PARCEL OF LAND 150.00 FEET WIDE LYING IN SECTIONS 26 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS REFERENCED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, (EXHIBIT F), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY (A 150.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF E/W 4 RIGHT-OF-WAY (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°00'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY, A DISTANCE OF 180.00 FEET; THENCE SOUTH 44°59'52" EAST, A DISTANCE OF 42.43 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY OF E/W 4 (PARR DRIVE) THE FOLLOWING 5 COURSES AND DISTANCES; THENCE SOUTH 89°59'43" EAST, A DISTANCE OF 720.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5156.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 707.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6551.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 986.81 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°14'14" EAST, ALONG SAID LINE, A DISTANCE OF 274.10 FEET; THENCE NORTH 83°50'31" EAST, A DISTANCE OF 904.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LANDS DESCRIBED IN ORDER OF TAKING IN OFFICIAL RECORD BOOK 311, PAGE 2946, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND A POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 6987.97 FEET, THE CHORD OF WHICH BEARS SOUTH 05°48'01" EAST, 321.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°38'03", AN ARC DISTANCE OF 321.27 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E/W 4 (PARR DRIVE); THENCE ALONG THE SOUTH RIGHT-OF-WAY OF E/W 4 (PARR DRIVE) THE FOLLOWING 5 COURSES AND DISTANCES; THENCE NORTH 85°31'50" WEST, A DISTANCE OF 932.09 FEET; THENCE SOUTH 89°14'14" WEST, A DISTANCE OF 274.10 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 6701.78 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 08°37'47", AN ARC DISTANCE OF 1009.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 5006.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 07°51'45", AN ARC DISTANCE OF 687.00 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE NORTH 89°59'43" WEST ALONG SAID LINE, A DISTANCE OF 725.92 FEET; THENCE SOUTH 45°00'08" WEST, A DISTANCE OF 35.35 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF VILLAGE PARKWAY AND THE POINT OF BEGINNING.

CONTAINING 655.805 ACRES, MORE OR LESS.

## SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY OF VILLAGE PARKWAY HAVING A BEARING OF SOUTH 11°51'40" 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, FLORIDA.
- 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, FLORIDA.
- 6) EXISTING EASEMENTS SHOWN HEREON WILL REMAIN ACTIVE.

## APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
CITY OF PORT ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF SOUTHERN GROVE PLAT NO. 35 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.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ATTEST: \_\_\_\_\_ CITY OF PORT ST. LUCIE

SALLY WALSH, CMC  
CITY CLERK

\_\_\_\_\_  
GREGORY J. ORAVEC, MAYOR

CLERK OF  
THE COURT

## CLERK'S RECORDING CERTIFICATE

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I, MICHELLE 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 \_\_\_\_\_, 2021.

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

NOTARY

## 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6199

SURVEYOR

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

PSLUSD PROJECT NO. 5360C  
CITY OF PORT ST. LUCIE  
PROJECT NO. P21-059

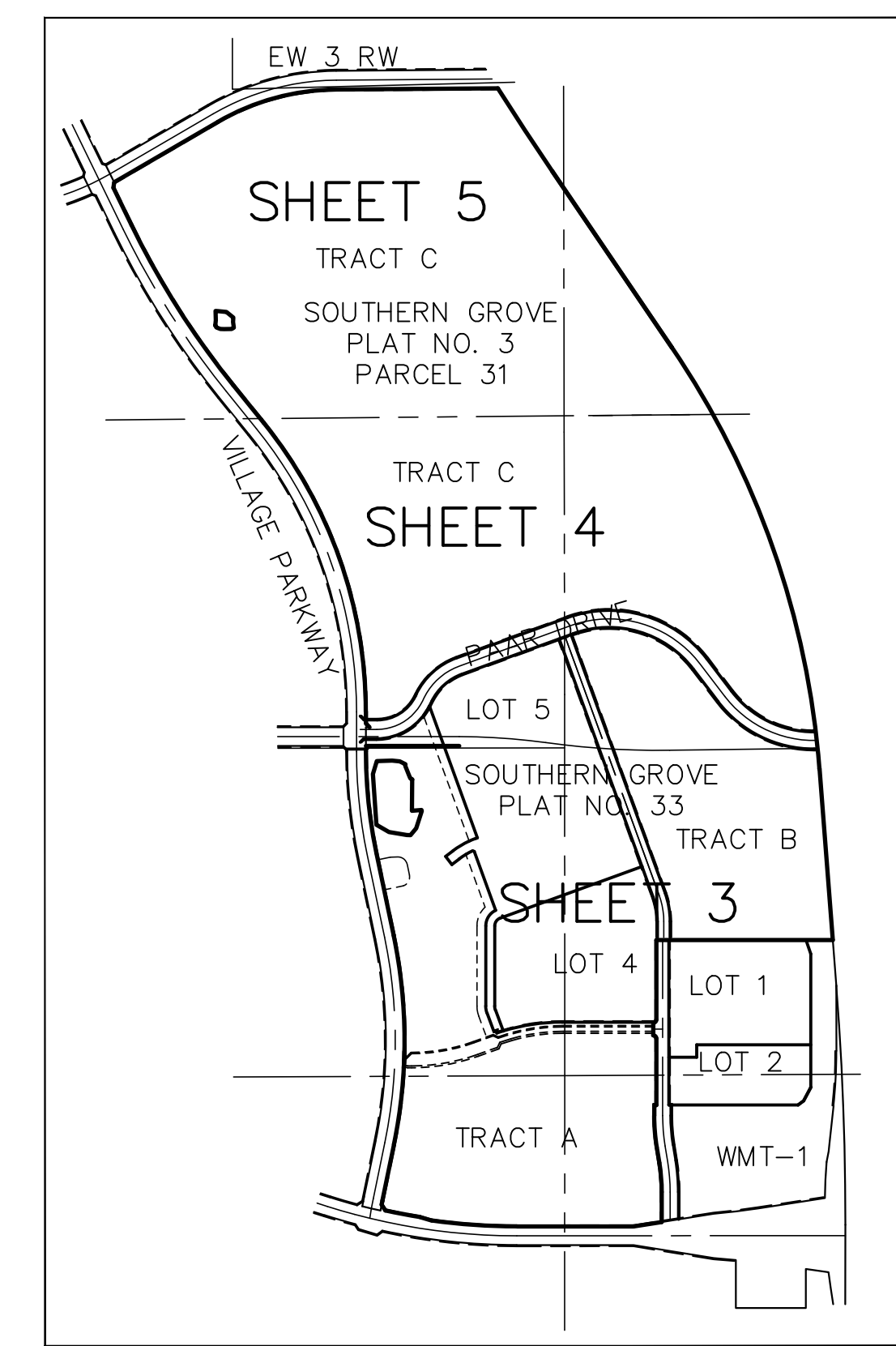
THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199

SHEET 2 OF 5



# SOUTHERN GROVE PLAT NO. 35

BEING A REPLAT OF PARCEL 31, AS SHOWN ON SOUTHERN GROVE PLAT NO. 3, RECORDED IN PLAT BOOK 61, PAGE 17, AND A REPLAT OF TRACT A, AS SHOWN ON SOUTHERN GROVE PLAT NO. 33, RECORDED IN PLAT BOOK 91, PAGE 32, AND A PORTION OF PAAR DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 26, 27 AND 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



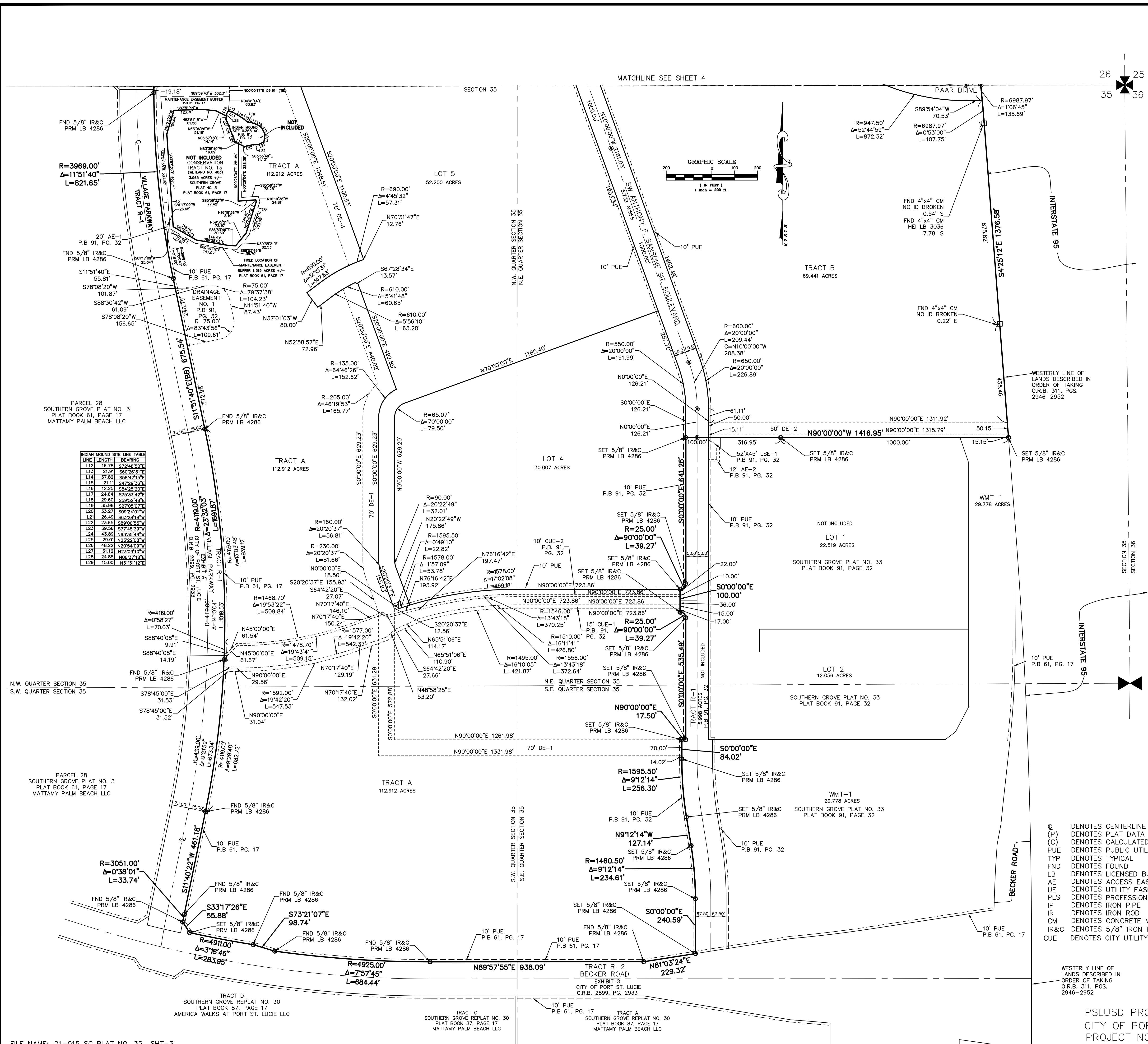
## LEGEND

- NOT TO SCALE
- (C) DENOTES CENTERLINE
  - (P) DENOTES PLAT DATA
  - (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
  - PUE DENOTES PUBLIC UTILITY EASEMENT
  - TYP DENOTES TYPICAL
  - FND DENOTES FOUND
  - LB DENOTES LICENSED BUSINESS
  - AE DENOTES ACCESS EASEMENT
  - UE DENOTES UTILITY EASEMENT
  - PLS DENOTES PROFESSIONAL LAND SURVEYOR
  - IP DENOTES IRON PIPE
  - IR DENOTES IRON ROD
  - CM DENOTES CONCRETE MONUMENT
  - IR&C DENOTES 5/8" IRON ROD & CAP
  - CUE DENOTES CITY UTILITY EASEMENT
  - Δ DENOTES CENTRAL ANGLE
  - R DENOTES RADIUS
  - L DENOTES ARC LENGTH
  - OR&B DENOTES OFFICIAL RECORDS BOOK
  - ± DENOTES PLUS OR MINUS
  - No. DENOTES NUMBER
  - PK&D DENOTES P.K. NAIL AND DISK
  - No. ID DENOTES NO IDENTIFICATION NUMBER
  - PRM DENOTES PERMANENT REFERENCE MONUMENT
  - ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
  - PCP DENOTES PERMANENT CONTROL POINT
  - PG DENOTES PAGE
  - LSE DENOTES LIFT STATION EASEMENT
  - P.B. DENOTES PLAT BOOK

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

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199

PSLUSD PROJECT NO. 5360C  
CITY OF PORT ST. LUCIE  
PROJECT NO. P21-059

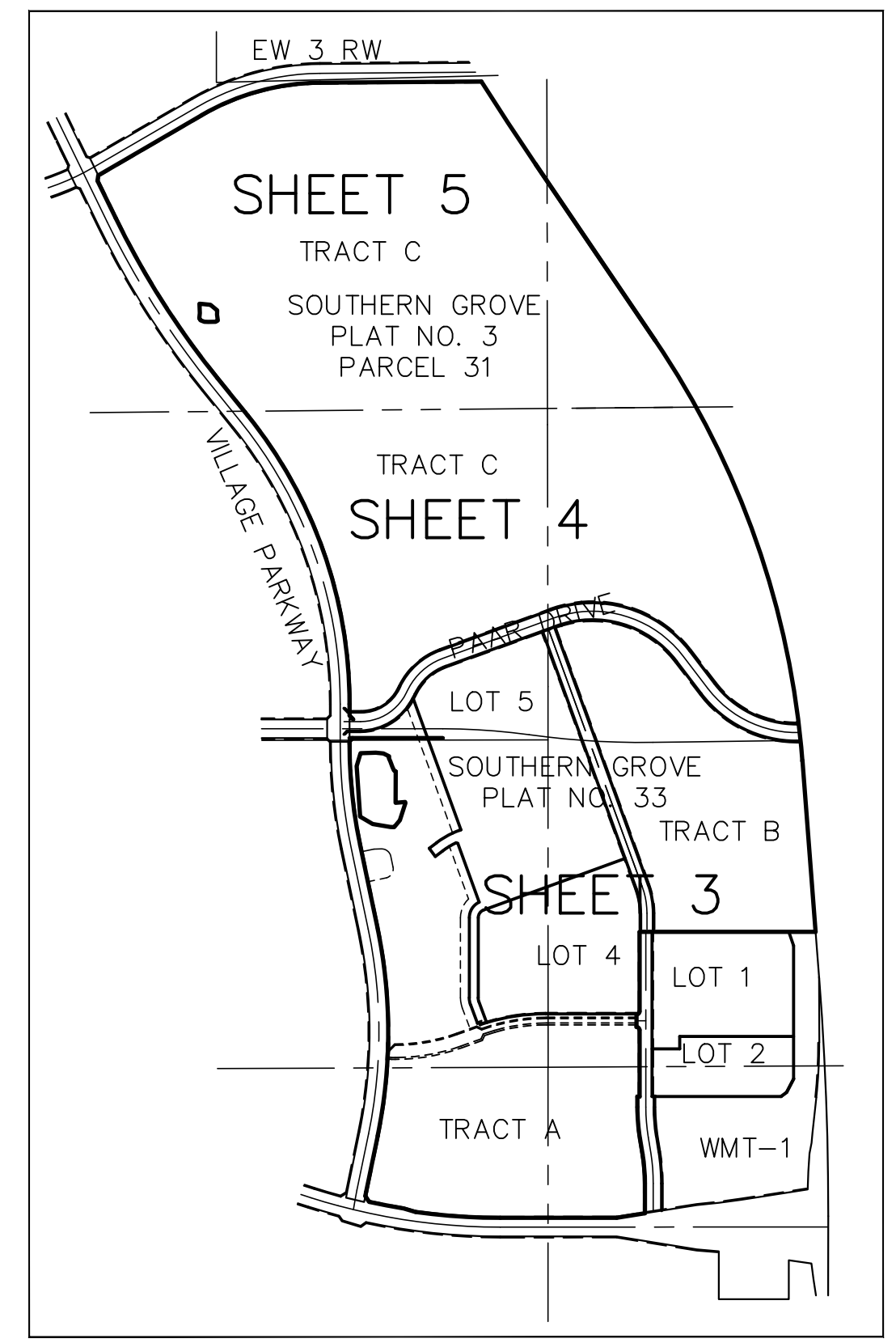
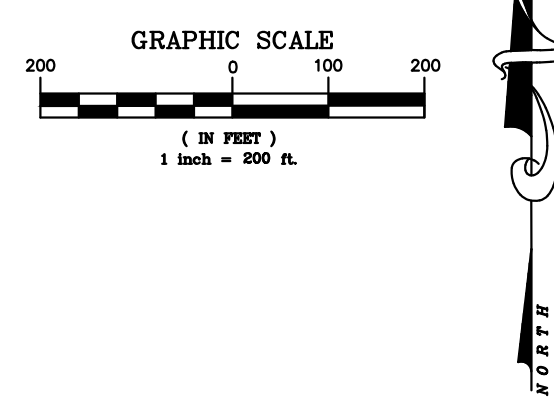


INDIAN MOUND SITE LINE TABLE

LINE	LENGTH	BEARING
L12	16.78	S22°48'50"E
L13	21.91	S80°28'31"E
L14	37.82	S88°42'15"E
L15	21.11	S47°29'36"E
L16	12.23	S84°42'02"E
L17	24.64	S75°33'42"E
L18	29.60	S89°52'48"E
L19	35.98	S27°00'07"E
L20	33.27	S09°24'01"W
L21	26.49	S63°28'16"W
L22	23.65	S89°19'52"W
L23	39.56	S77°45'39"W
L24	43.89	N63°35'49"W
L25	29.01	N23°22'08"W
L26	48.22	N20°34'09"W
L27	31.19	N23°39'10"W
L28	24.85	N08°37'16"E
L29	15.00	N31°31'12"E

# SOUTHERN GROVE PLAT NO. 35

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**KEY MAP**  
NOT TO SCALE

**LEGEND**

- ⊙ DENOTES CENTERLINE
- (P) DENOTES PLAT DATA
- (C) DENOTES CALCULATED FROM FIELD MEASUREMENTS
- PUE DENOTES PUBLIC UTILITY EASEMENT
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