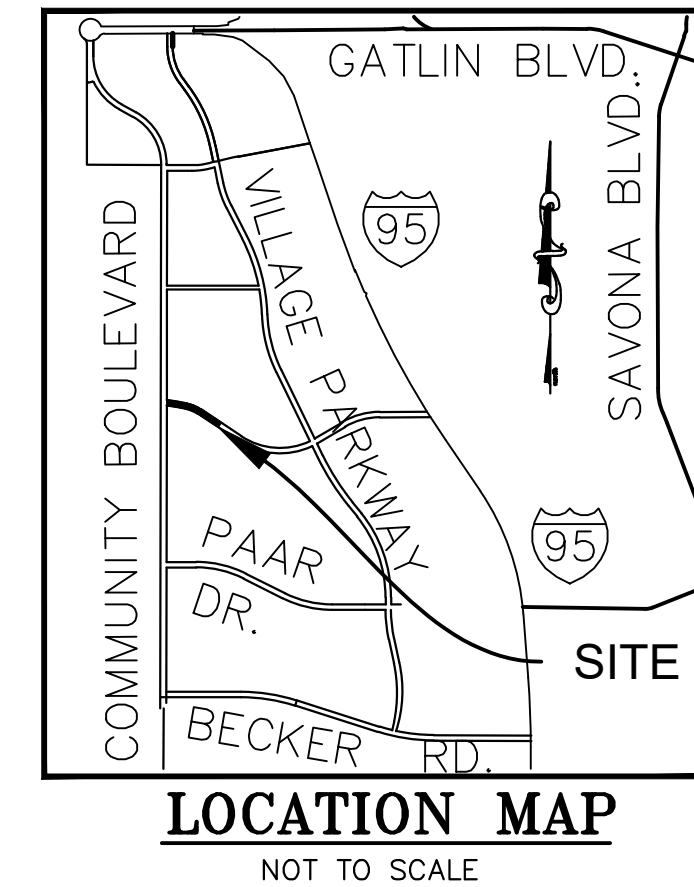


MARSHALL PARKWAY AT SOUTHERN GROVE

PORTIONS OF SECTION 22 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 22 AND SECTION 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-WEST CORNER OF RELOCATED UTILITY SITE 6, SOUTHERN GROVE PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 10 THROUGH 19 IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID CORNER ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF COMMUNITY BOULEVARD, A 150 FOOT WIDE RIGHT OF WAY AS LAID OUT AND IN USE, AS RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 2933, IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2215.00 FEET; THE CHORD OF WHICH BEARS SOUTH 03°17'00" EAST, A CHORD DISTANCE OF 141.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 141.03 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID RELOCATED UTILITY SITE 6 AND THE POINT OF BEGINNING, BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 8076.97 FEET; THE CHORD OF WHICH BEARS SOUTH 80°01'49" EAST, A CHORD DISTANCE OF 501.83 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF TRACT L3, PULTE AT TRADITION PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 25 THROUGH 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 003°33'38", A DISTANCE OF 501.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1075.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT L3, THROUGH A CENTRAL ANGLE OF 21°52'22", A DISTANCE OF 410.38 FEET; THENCE SOUTH 56°22'38" EAST, ALONG SAID SOUTHERLY LINE OF SAID TRACT L3, A DISTANCE OF 967.09 FEET TO A POINT OF CUSP AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 140.00 FEET; THE CHORD OF WHICH BEARS SOUTH 33°37'22" WEST, A CHORD DISTANCE OF 150.00 FEET TO A POINT ON THE WEST LINE OF TRACT RW, DEL WEBB AT TRADITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 4 THROUGH 22, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, THENCE ALONG THE ARC OF SAID CURVE, AND SAID WEST LINE, THROUGH A CENTRAL ANGLE OF 067°47'05", A DISTANCE OF 158.30 FEET TO A POINT ON THE NORTH LINE OF PARCEL 4, SAID DEL WEBB AT TRADITION; THENCE NORTH 56°22'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 967.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 021°52'22", A DISTANCE OF 353.12 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 7926.97; THENCE ALONG THE ARC OF SAID CURVE AND SAID PARCEL 4, THROUGH A CENTRAL ANGLE OF 003°24'01", A DISTANCE OF 470.43 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID COMMUNITY BOULEVARD; THENCE NORTH 00°05'34" EAST, ALONG SAID EAST LINE, A DISTANCE OF 91.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2215.00 FEET; THE CHORD OF WHICH BEARS NORTH 00°40'56" WEST, A CHORD DISTANCE OF 60.08 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 001°33'15", A DISTANCE OF 60.09 FEET TO THE POINT OF BEGINNING. CONTAINING 6.27 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT L3, PULTE AT TRADITION PHASE 1, HAVING A BEARING OF SOUTH 56°22'38" 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 SHALL REMAIN IN FULL FORCE AND EFFECT.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2023, AT _____ (.M.)

- 1) APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS MARSHALL PARKWAY AT SOUTHERN GROVE PLAT IS VESTED IN THE NAME OF CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, WHICH IS THE ENTITY EXECUTING THE DEDICATION HEREOF.
- 2) ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS: NONE
- 3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20__.
- 4) ALL ASSESSMENTS THAT HAVE COME DUE HAVE BEEN PAID.
- 5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 2023.

BY: _____

APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNT OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS MARSHALL PARKWAY AT SOUTHERN GROVE PLAT 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 _____, 2023.

ATTEST: CITY OF PORT ST. LUCIE

SALLY WALSH, CMC
CITY CLERK

SHANNON M. MARTIN, MAYOR

CLERK OF THE COURT

CLERK'S RECORDING CERTIFICATE:

STATE OF FLORIDA
COUNT OF ST. LUCIE

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THE MARSHALL PARKWAY AT SOUTHERN GROVE 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 _____, 2023.

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

NOTARY

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNT OF ST. LUCIE

THIS IS TO CERTIFY THAT THE MARSHALL PARKWAY AT SOUTHERN GROVE 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 _____, 2023.

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

SURVEYOR

CERTIFICATE OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNT OF ST. LUCIE

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS MARSHALL PARKWAY AT SOUTHERN GROVE, BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

- 1) THE ROAD RIGHTS-OF-WAY, 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.

THIS _____ DAY OF _____, 2023. SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION

WITNESS:

SIGNATURE

BY: _____
NAME
TITLE

PRINTED NAME

SIGNATURE

PRINTED 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 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 _____, 2023.

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

PRINT NAME: _____

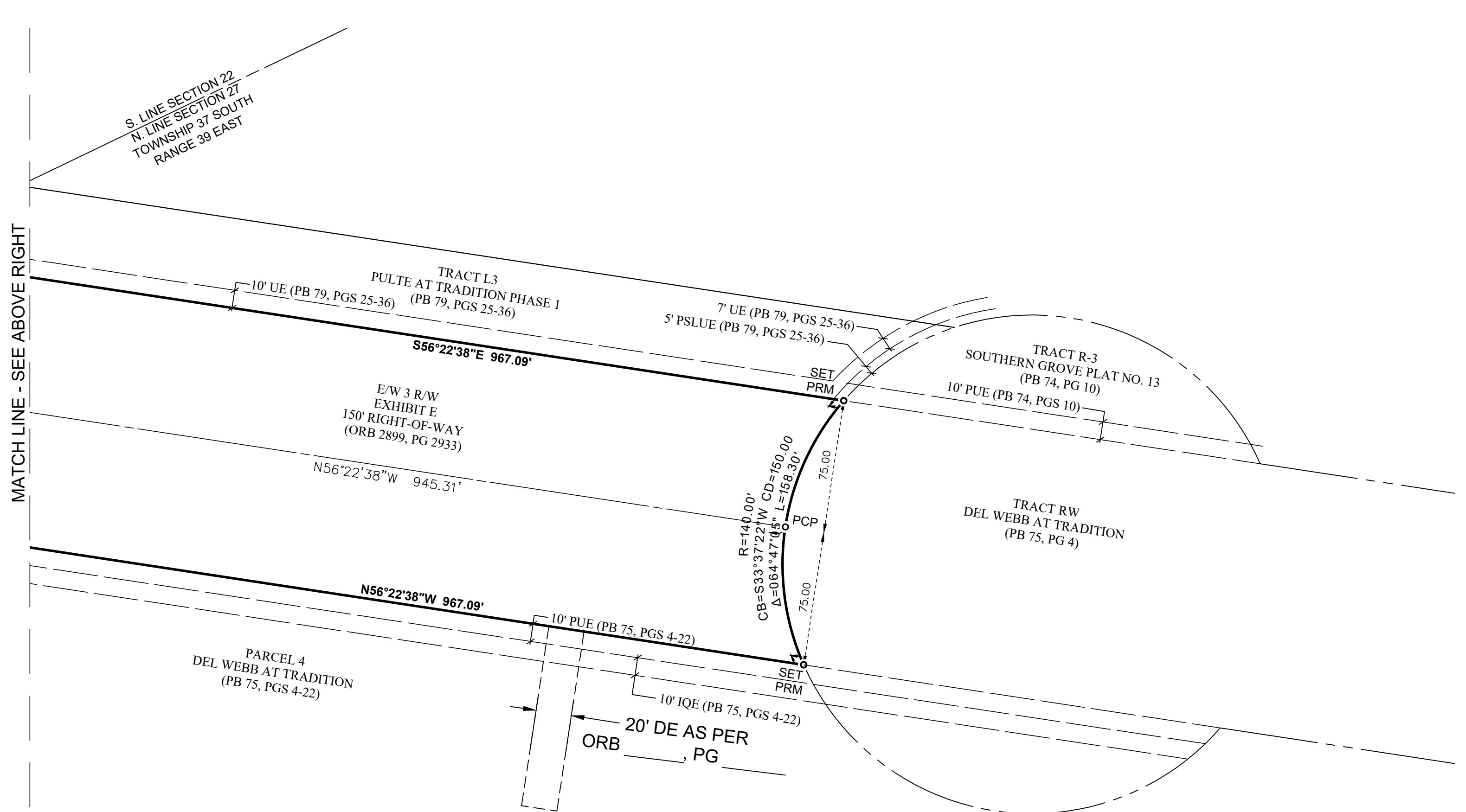
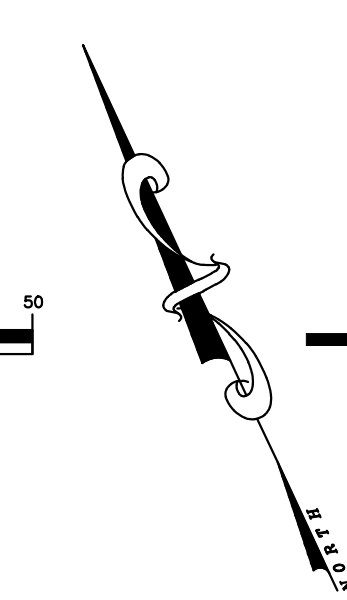
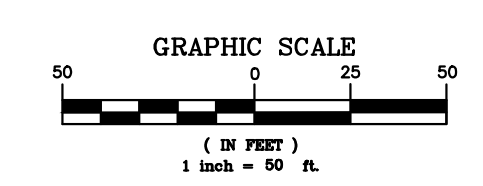
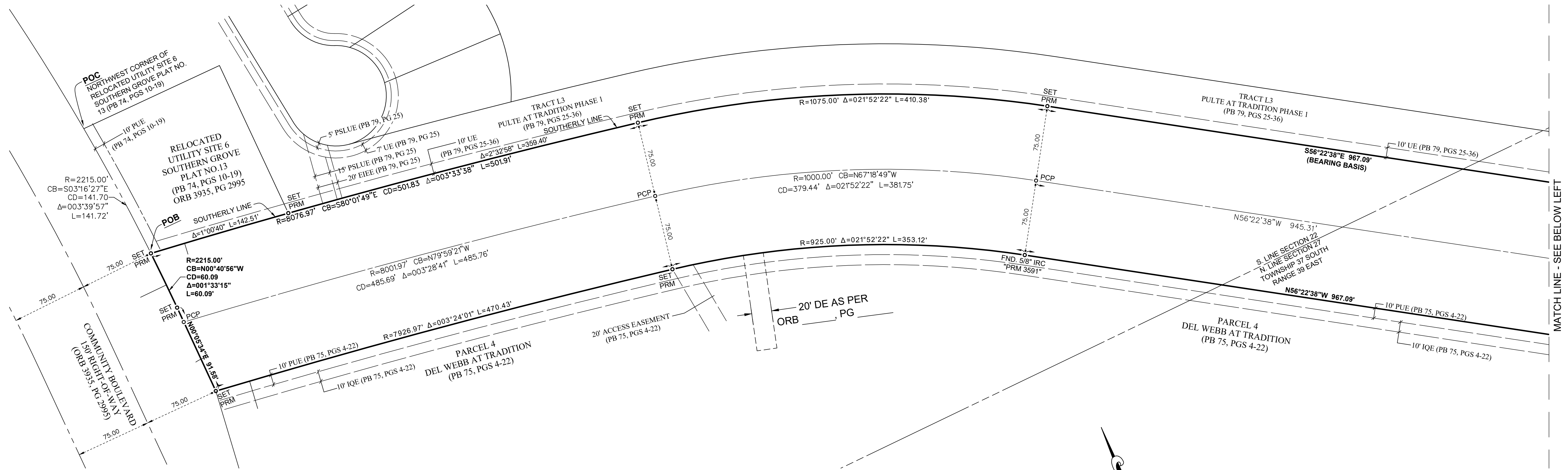
CITY OF
PORT
ST. LUCIE

PLSLUD PROJECT No. 11-900-0206
CITY OF PORT ST. LUCIE
PROJECT No. P23-048

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

MARSHALL PARKWAY AT SOUTHERN GROVE

PORTIONS OF SECTION 22 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST,
CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA



- LEGEND**
- CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - Δ = DELTA
 - DE = DRAINAGE EASEMENT
 - EIEE = EMERGENCY INGRESS EGRESS EASEMENT
 - IQE = IRRIGATION QUALITY EASEMENT
 - L = ARC LENGTH
 - ORB = OFFICIAL RECORDS BOOK
 - LB = LAND SURVEYING BUSINESS
 - PB = PLAT BOOK
 - PCP = PERMANENT CONTROL POINT
 - PG = PAGE
 - PGS = PAGES
 - POB = POINT OF BEGINNING
 - POC = POINT OF CURVATURE
 - PSLUE = PRIVATE UTILITY EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - UE = UTILITY EASEMENT
 - PRM = PERMANENT REFERENCE MONUMENT - SET 5/8" IRON ROD & CAP STAMPED "CULPEPPER & TERPENING PRM LB 4286"

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

PLSLUSD PROJECT No. 11-900-0206
CITY OF PORT ST. LUCIE
PROJECT No. P23-048

P:\Proj-2022\22-083 Mattamy - Open View Drive\Survey\22-083 Mattamy - PLAT.dwg Plotted: 5/9/2023 4:10 PM By: JONATHAN JONES