

# SEVILLE 6A PHASE 2

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

PAGE \_\_\_\_\_

**SHEET 1 OF 37**

**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 "SEVILLE 6A PHASE 2", BEING A PARCEL OF LAND LYING IN SECTION 7, AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, SEVILLE PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 490.604 ACRES, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP & DEDICATIONS:**

MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SEVILLE 6A PHASE 2", BEING IN ST. LUCIE COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

1. TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEVILLE 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 SEVILLE 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 ENTERTAINED 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 ENTERTAINED BY THE DISTRICT TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS UNDERLYING SAID EASEMENT.

2. ALL PLATTED UTILITY EASEMENTS (UE) SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. UTILITY EASEMENTS ARE ALSO DEDICATED IN FAVOR OF THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

3. THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEVILLE 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 SEVILLE AT TRADITION HOMEOWNER'S ASSOCIATION, INC.

4. THE OPEN SPACE TRACTS (0-15 THROUGH 0-19) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEVILLE 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 SEVILLE AT TRADITION HOMEOWNER'S ASSOCIATION, INC.

5. THE WATER MANAGEMENT TRACTS (S.M.T. 5 THROUGH S.M.T. 7), SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 9), 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 RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

6. THE LAKE MAINTENANCE EASEMENTS (LME) AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEVILLE 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 SEVILLE AT TRADITION HOMEOWNER'S ASSOCIATION, INC.

7. PARCEL 1A IS RESERVED FOR MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS.

8. LIFT STATION EASEMENT LSE1, SAID EASEMENT AS SHOWN HEREON IS A UTILITY EASEMENT WHICH 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 BOUNDARY 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. SEVILLE 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.

9. THE ACCESS EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT EASEMENTS SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT NO. 9), 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 RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

10. THE PRIVATE UTILITY EASEMENTS (PSUE) 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.

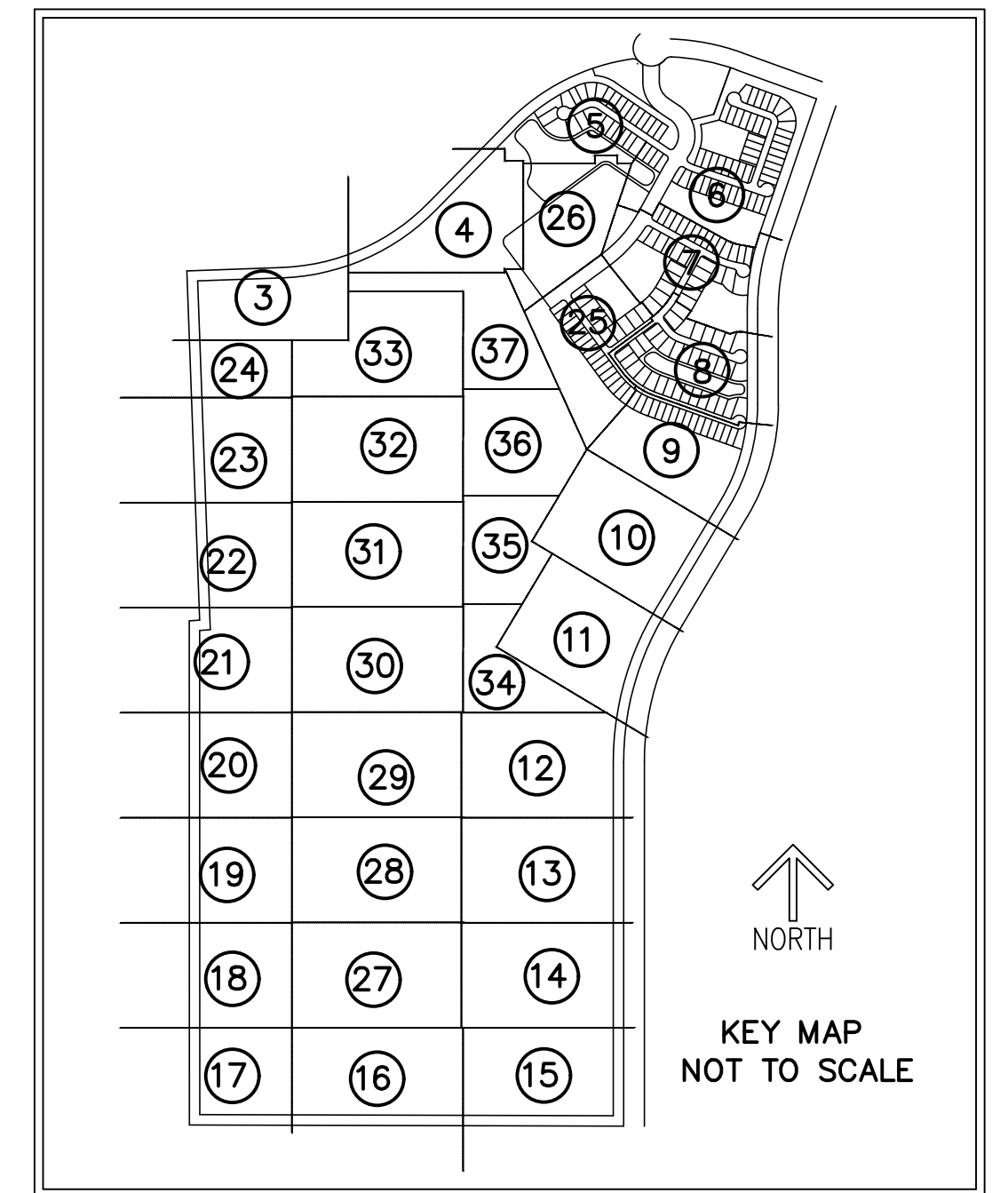
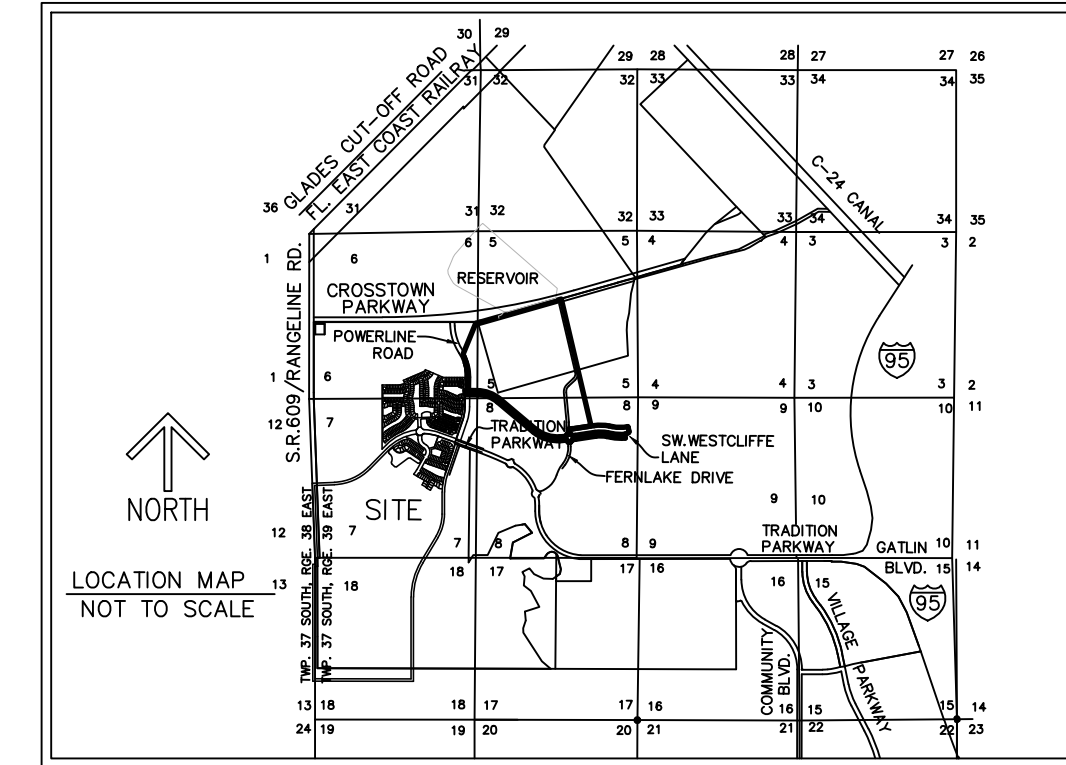
11. A FLOWAGE EASEMENT IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND STORMWATER FLOWAGE OVER WATER MANAGEMENT TRACTS (S.M.T. 5 THROUGH S.M.T. 7) AND WATER MANAGEMENT EASEMENTS (WME) SHOWN ON THIS PLAT, AND THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS EXCLUDING IRRIGATION PUMP STATIONS, 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 THEREFORE OR COST TO THE CITY.

12. 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 SEVILLE 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.

13. 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.

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
AND 18, 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



**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 \_\_\_\_\_, 2023.

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

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.89°58'45"W. ALONG THE NORTH LINE OF TRACT 1, AS SHOWN ON THE PLAT OF WESTERN GROVE PLAT NO. 2 ALLAPATTAH SUBSTATION, AS RECORDED IN PLAT BOOK 58, PAGE 12 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- LINES 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 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.

\_\_\_\_\_  
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  
CERTIFICATE OF AUTHORIZATION NO.  
LB 3591

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

MATTAMY PALM BEACH LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ANTHONY J. PALUMBO III  
VICE PRESIDENT

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

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

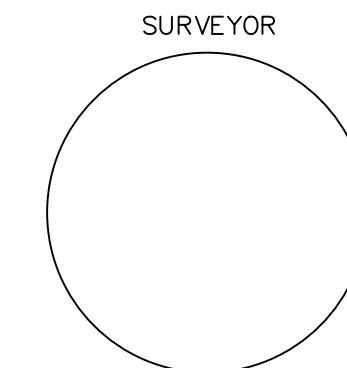
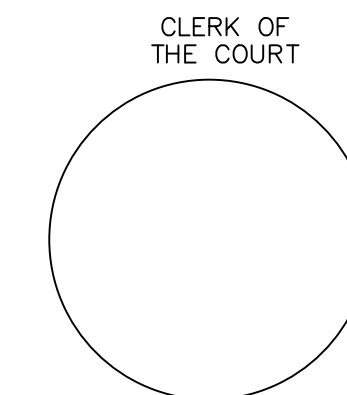
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY ANTHONY J. PALUMBO III, VICE PRESIDENT, ON BEHALF OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
COMMISSION NO. &  
EXPIRATION DATE

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

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



PSLUSD PROJECT NO. 5395-2  
CITY OF PORT ST. LUCIE  
PROJECT NO. P22-230

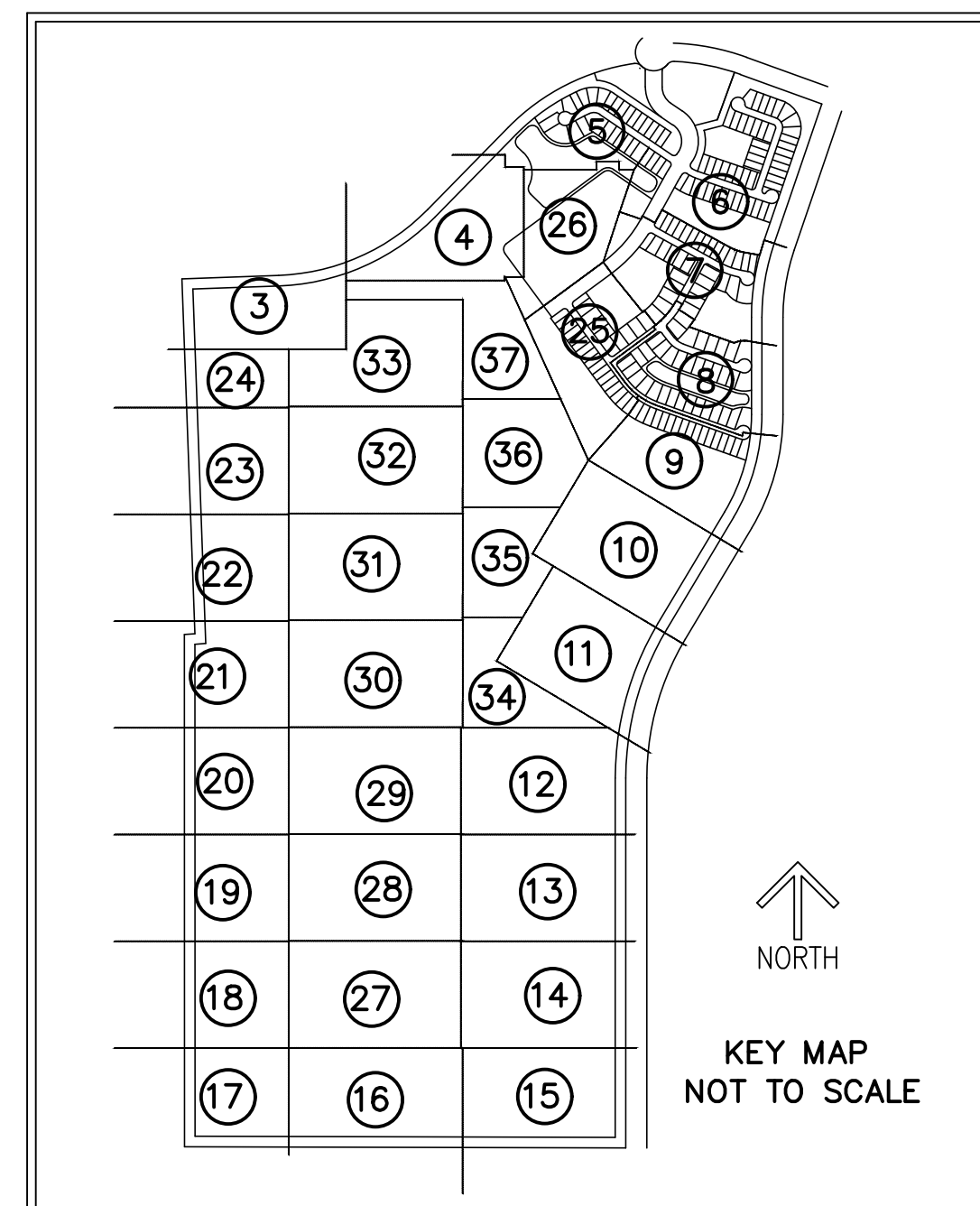
# SEVILLE 6A PHASE 2

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
AND 18, 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

### TABULAR DATA:

TABULAR DATA	ACRES
RESIDENTIAL LOTS	16,101
TRACT R	5,463
PARCEL 1A	11,485
PARCEL 2A	447,701
TRACT S.M.T. 5	4,399
TRACT S.M.T. 6	2,570
TRACT S.M.T. 7	2,520
OPEN SPACE TRACT 15	0,028
OPEN SPACE TRACT 16	0,027
OPEN SPACE TRACT 17	0,027
OPEN SPACE TRACT 18	0,137
OPEN SPACE TRACT 19	0,146
TOTAL AREA THIS PLAT	490,604



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

IN WITNESS WHEREOF, THE ABOVE NAMED SEVILLE AT TRADITION HOMEOWNER'S ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

BY: MATT BERKIS  
PRESIDENT

### SEVILLE AT TRADITION HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION: 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 \_\_\_\_\_, 2023, BY MATT BERKIS, PRESIDENT, ON BEHALF OF SEVILLE AT TRADITION HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 \_\_\_\_\_, 2023.

COMMISSION NO. & EXPIRATION DATE

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER

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

### ACCEPTANCE OF DEDICATION:

THE TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 9, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 9"), 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, HEREBY ACCEPTS THE DEDICATIONS OF WATER MANAGEMENT TRACTS, WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT ACCESS EASEMENTS, NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 5, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS 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 TRACTS AND EASEMENTS ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF 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 THE DISTRICTS; DISTRICT NO. 9 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 \_\_\_\_\_, 2023

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

### ACCEPTANCE OF DEDICATION:

TRADITION COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS OF INGRESS AND EGRESS OF TRACT R, IRRIGATION EASEMENTS (IOE), SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO SUCH DISTRICT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

### 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 \_\_\_\_\_, 2023, 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 2022.
- 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 \_\_\_\_\_, 2023

ELIZABETH M. JONES, ESQ.  
FLORIDA BAR NO. 84177  
SHUTTS & 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 SEVILLE 6A PHASE 2, 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 \_\_\_\_\_, 2023.

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

ATTEST: \_\_\_\_\_  
SALLY WALSH, CITY CLERK

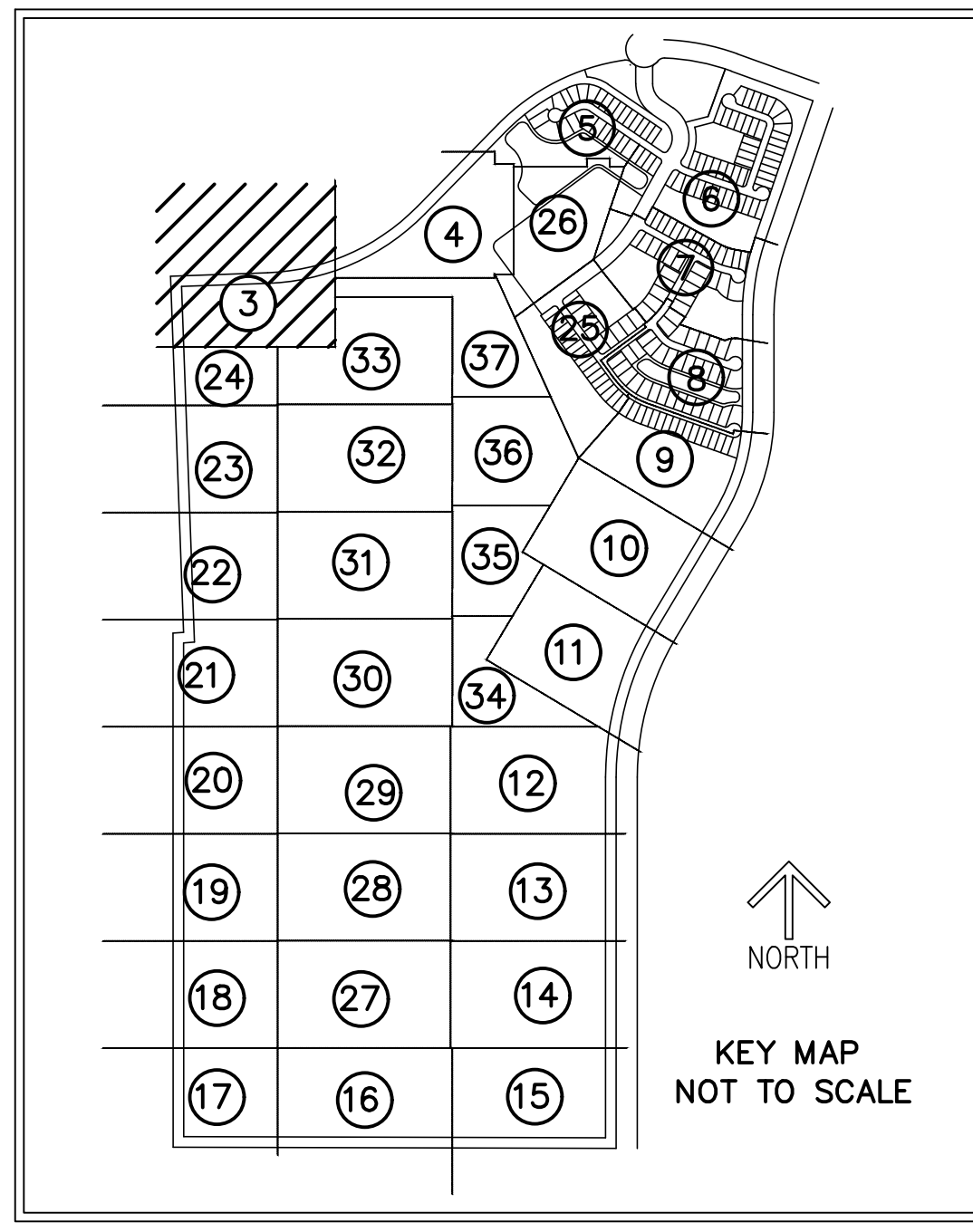
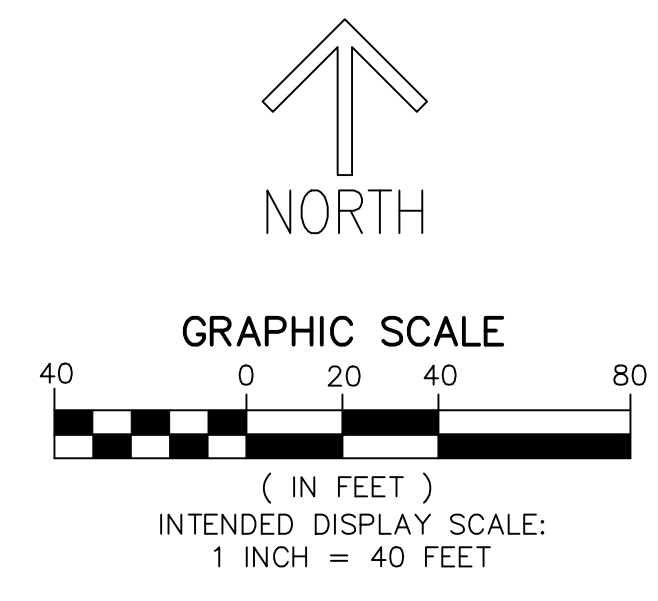


# SEVILLE 6A PHASE 2

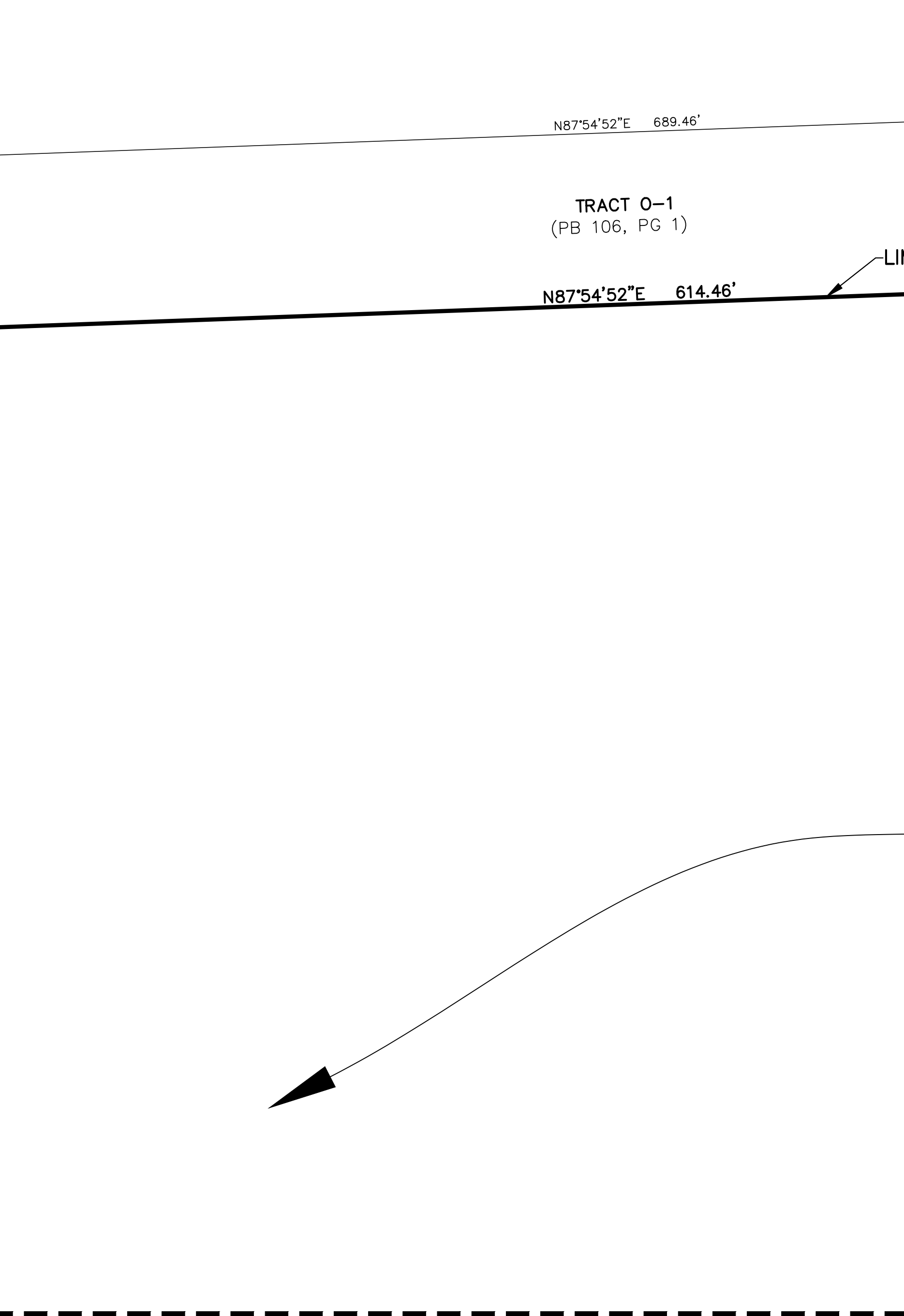
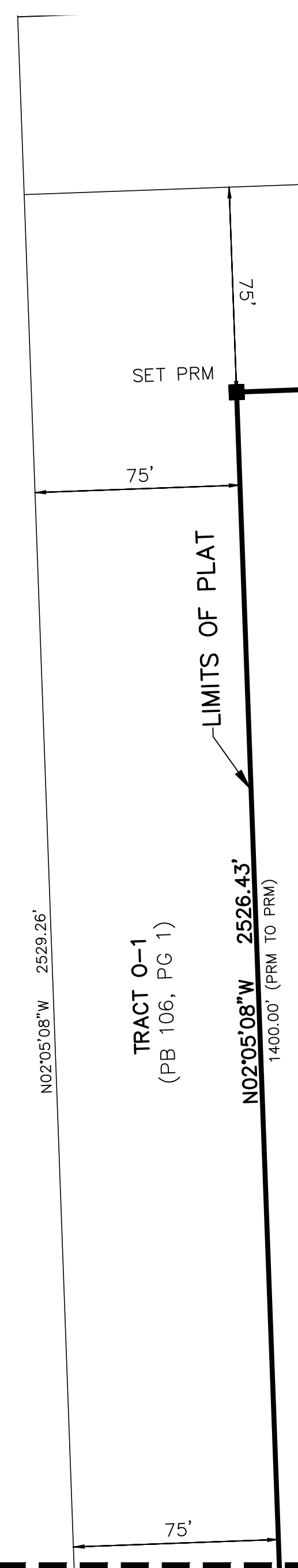
A PLANNED UNIT DEVELOPMENT  
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 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

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**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
  - IOE - IRRIGATION QUALITY EASEMENT
  - L - ARC LENGTH
  - LB - LICENSED BUSINESS
  - LBE - LANDSCAPE BUFFER EASEMENT
  - LME - LAKE MAINTENANCE EASEMENT
  - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
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  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT



RANGELINE ROAD  
 STATE ROAD 609  
 150' PUBLIC RIGHT-OF-WAY  
 (PB 21, PG 10-10A)



TRADITION PARKWAY  
 130' PUBLIC RIGHT-OF-WAY  
 (ORB 3071, PG 2612)  
 UNPLATTED

PARCEL 2A  
 447.701 AC

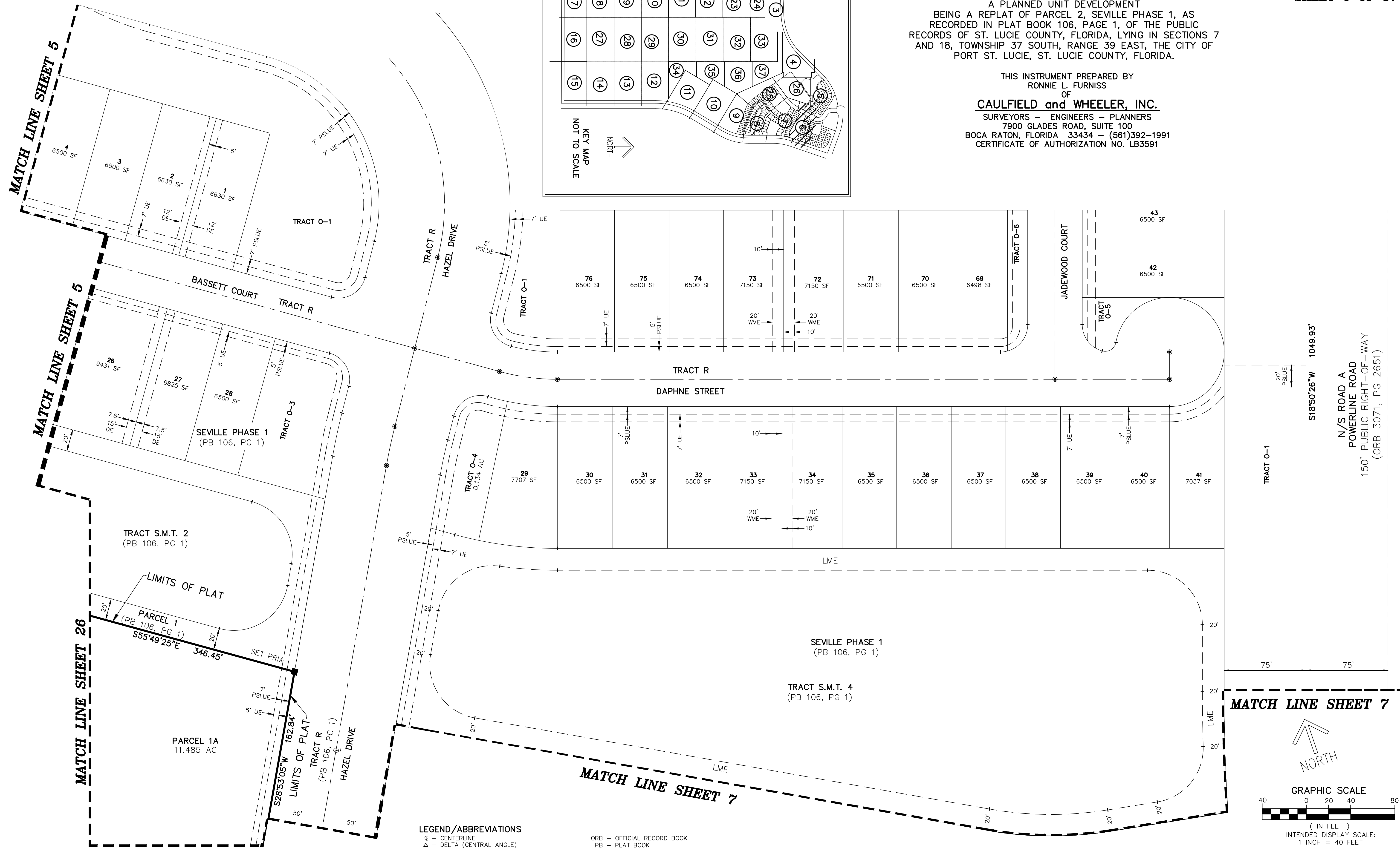
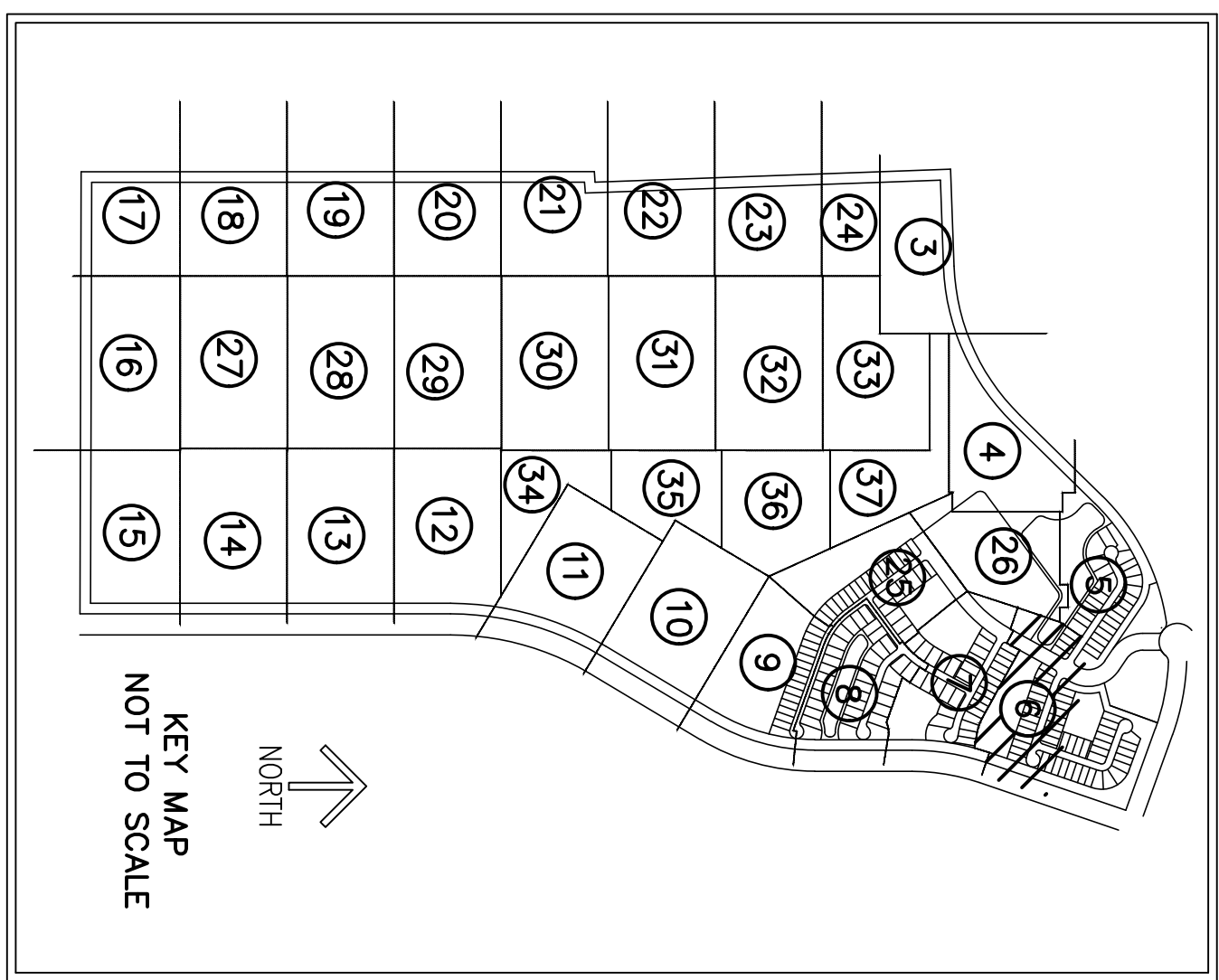




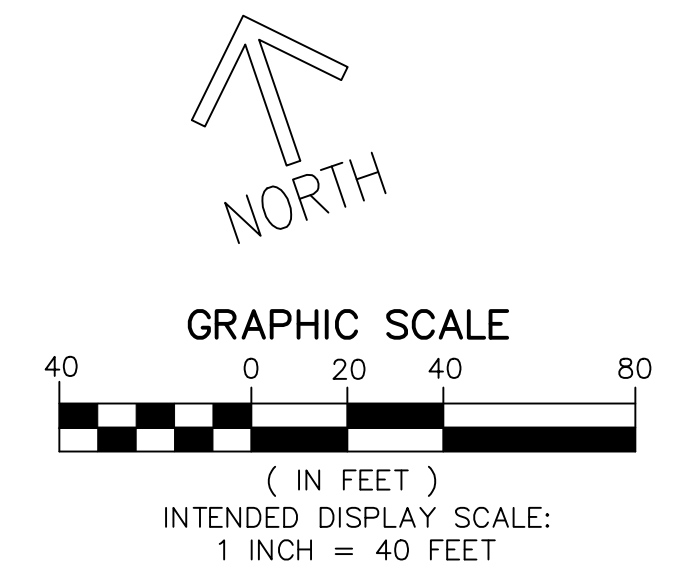
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A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
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THIS INSTRUMENT PREPARED BY  
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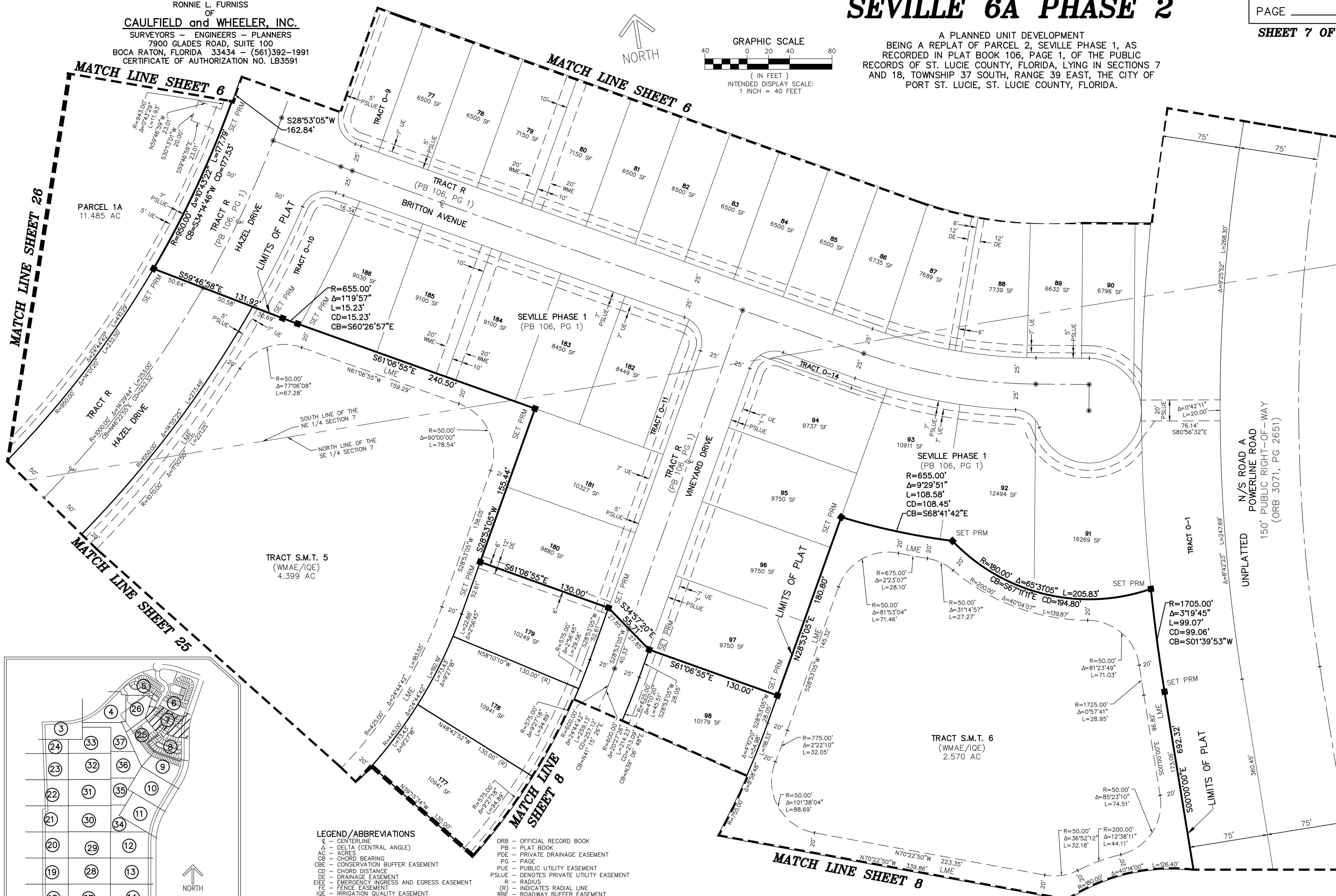
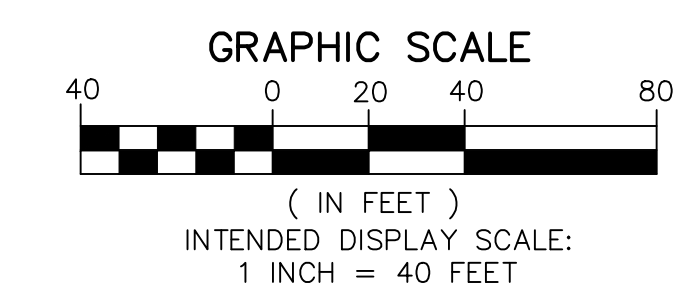


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# SEVILLE 6A PHASE 2

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 7 OF 37**

A PLANNED UNIT DEVELOPMENT  
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# SEVILLE 6A PHASE 2

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

PAGE \_\_\_\_\_

**SHEET 10 OF 37**

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
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**CAULFIELD and WHEELER, INC.**  
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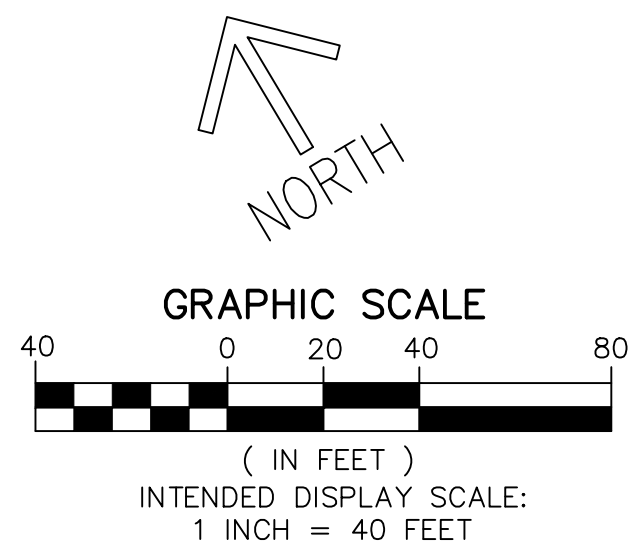
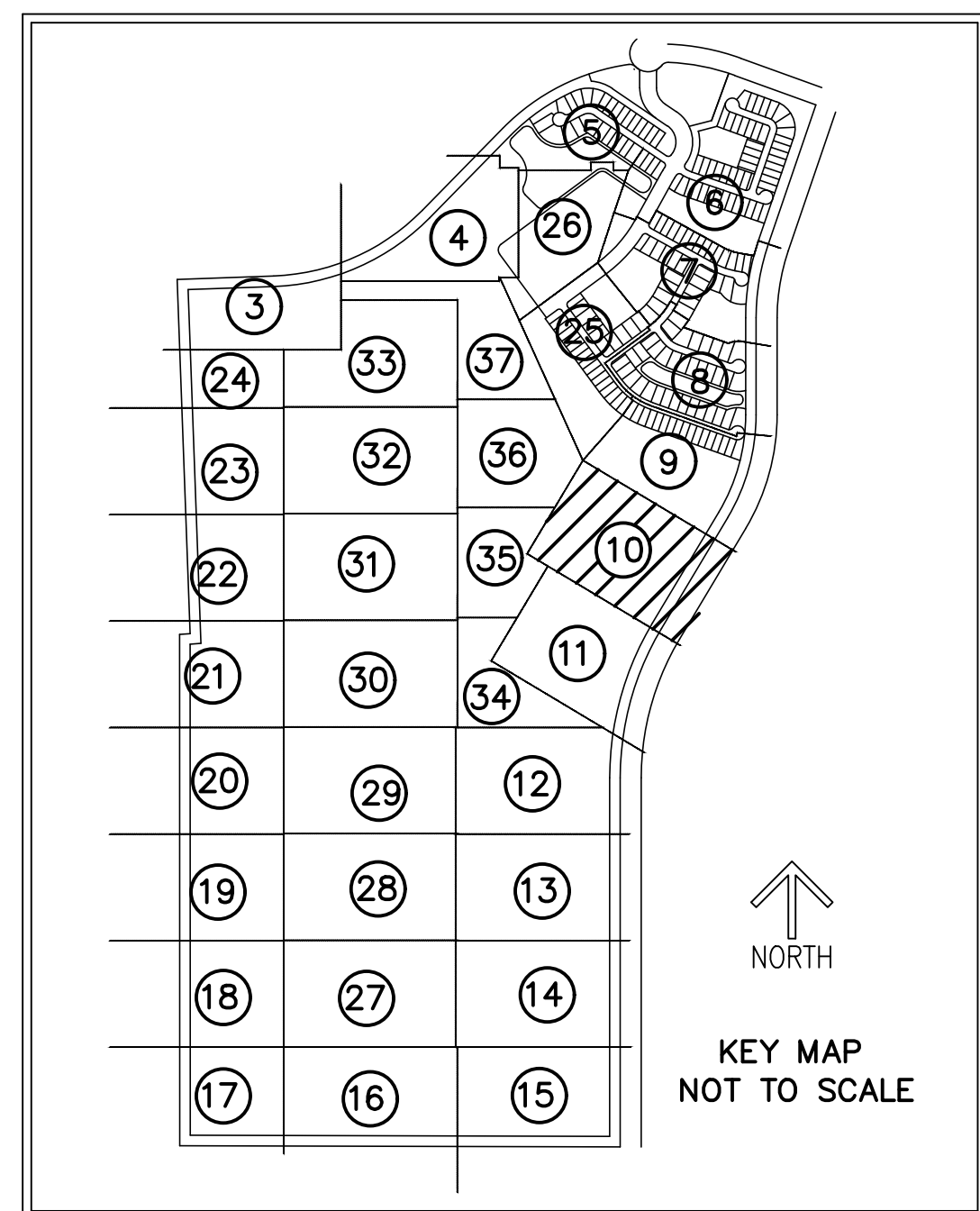
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MATCH LINE SHEET 9

MATCH LINE SHEET 25

MATCH LINE SHEET 36

MATCH LINE SHEET 35

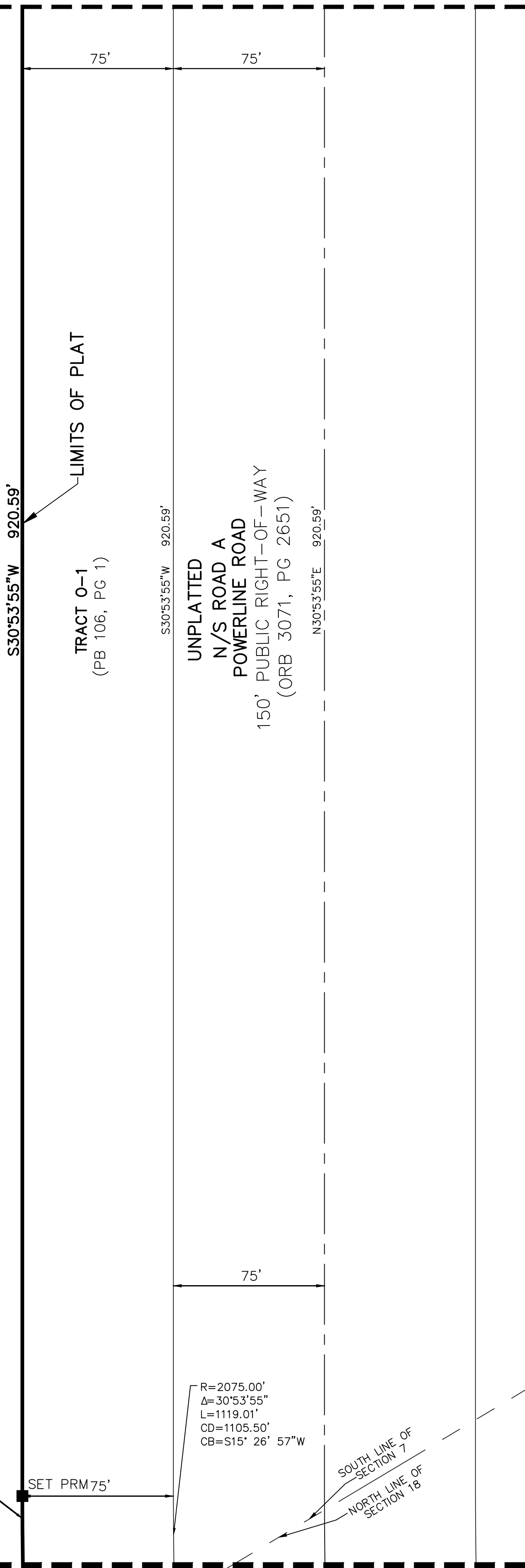


**LEGEND/ABBREVIATIONS**

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- Δ - DELTA (CENTRAL ANGLE)
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- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

PARCEL 2A  
447.701 AC

R=2150.00'  
 Δ=30°53'55"  
 L=1159.46'  
 CD=1145.46'  
 CB=S15°26'57"W



MATCH LINE SHEET 35

PSLUSD PROJECT NO. 5395-2  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P22-230

# SEVILLE 6A PHASE 2

THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
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 7900 GLADES ROAD, SUITE 100  
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PLAT BOOK \_\_\_\_\_

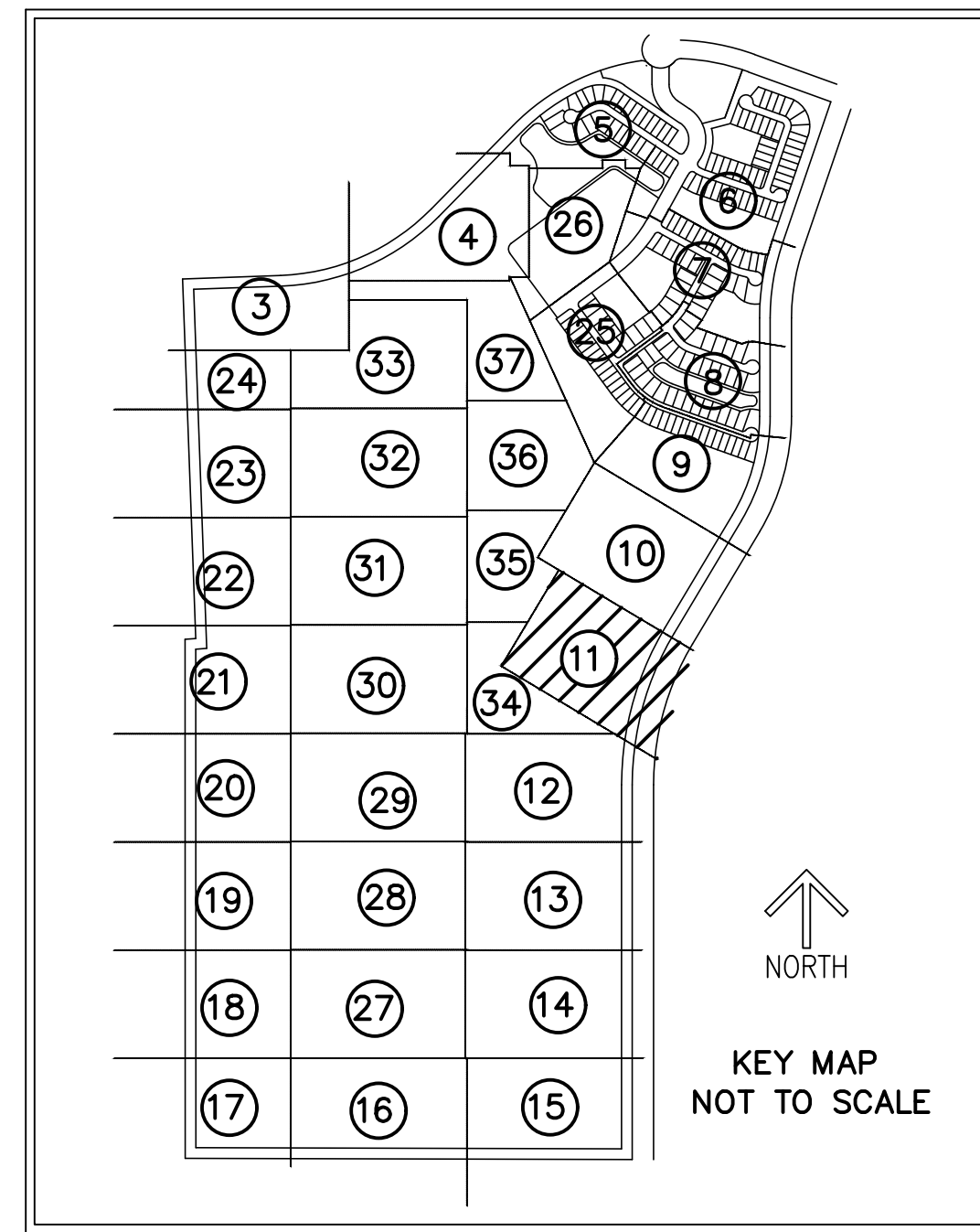
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**SHEET 11 OF 37**

**MATCH LINE SHEET 10**

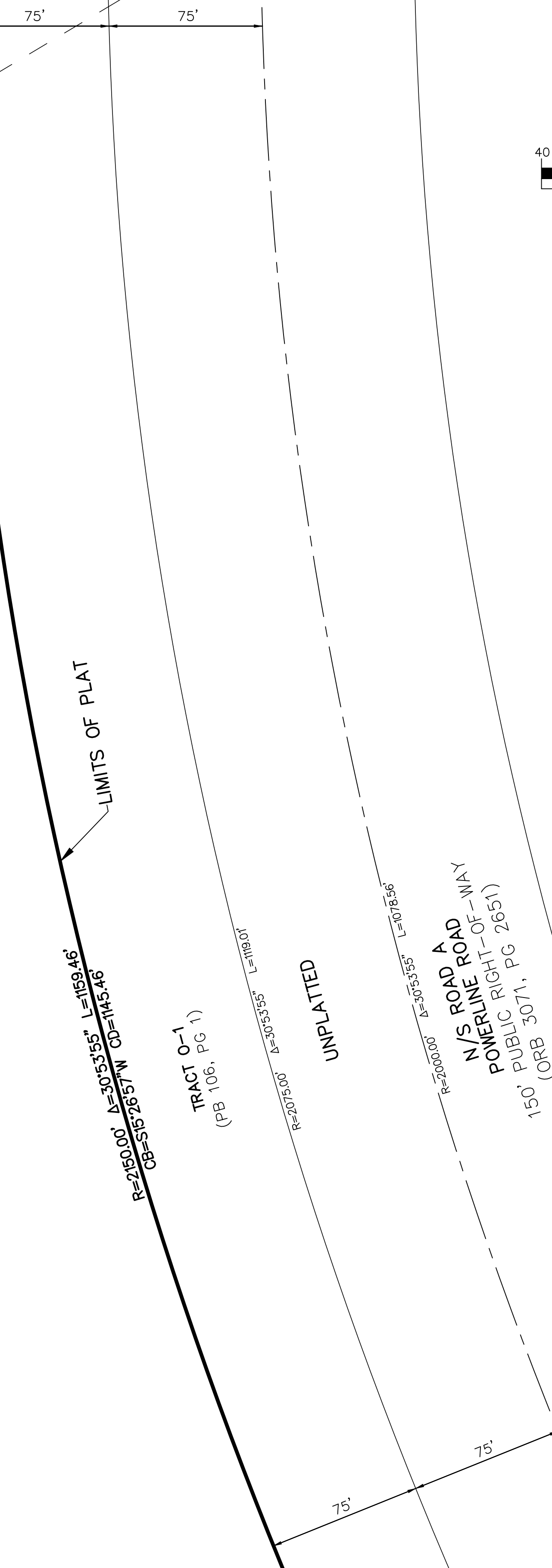
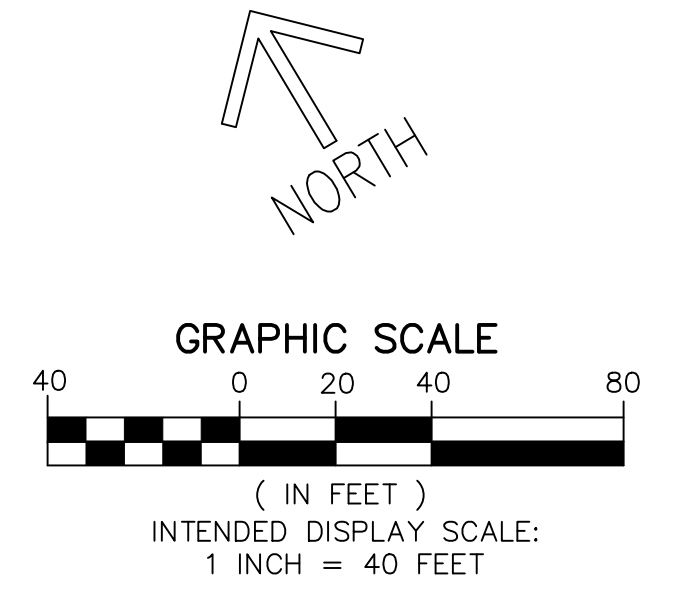
**MATCH LINE SHEET 35**

**MATCH LINE SHEET 34**



PARCEL 2A  
447.701 AC

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



**MATCH LINE SHEET 34**

**MATCH LINE SHEET 12**

PSLUSD PROJECT NO. 5395-2  
 CITY OF PORT ST. LUCIE  
 PROJECT NO. P22-230

# SEVILLE 6A PHASE 2

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

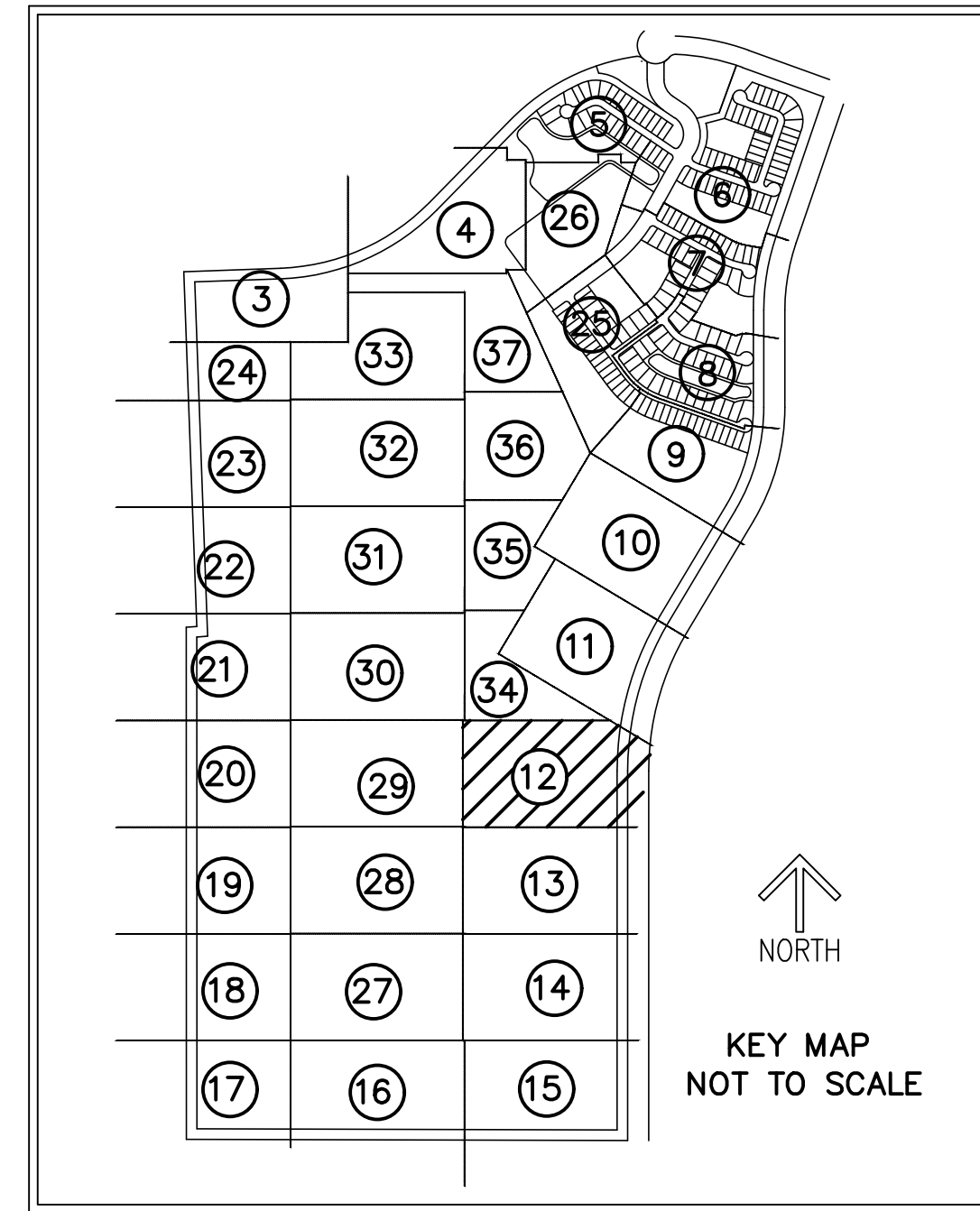
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**SHEET 12 OF 37**

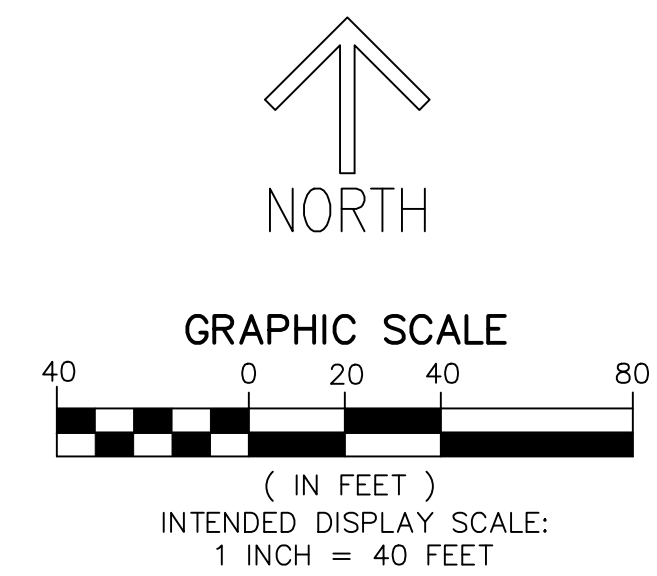
MATCH LINE SHEET 34

MATCH LINE SHEET 11

MATCH LINE SHEET 29



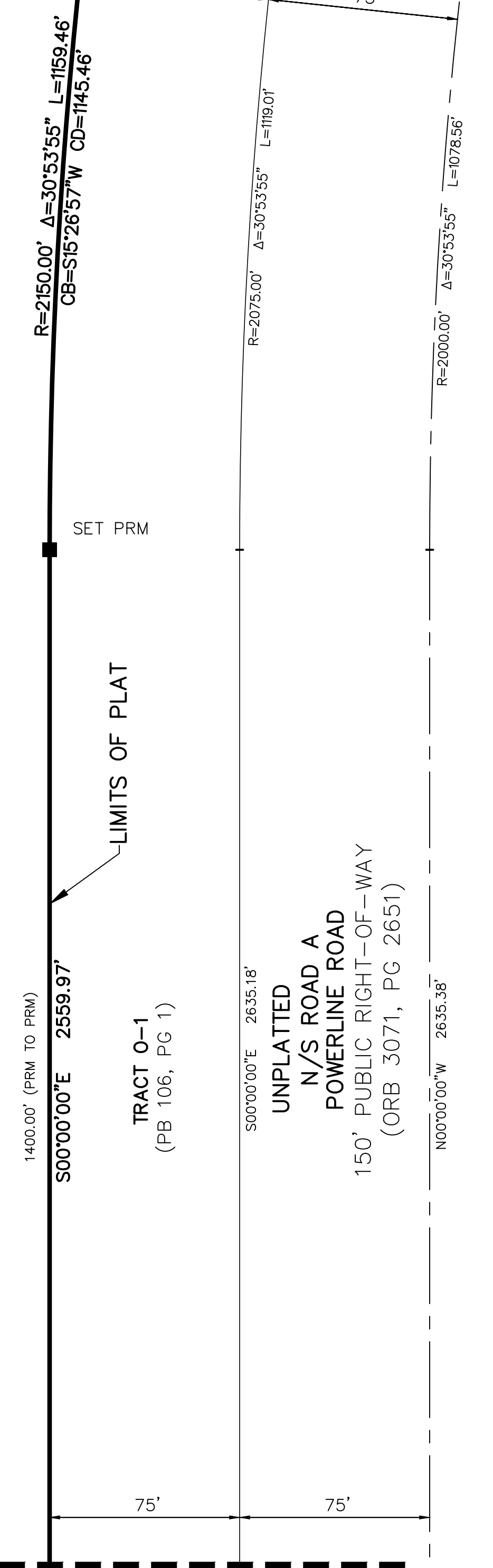
PARCEL 2A  
 447.701 AC



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  - - DENOTES PERMANENT CONTROL POINT

EAST LINE OF THE  
 NW 1/4 SECTION 18

WEST LINE OF THE  
 NE 1/4 SECTION 18



MATCH LINE SHEET 13

# SEVILLE 6A PHASE 2

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

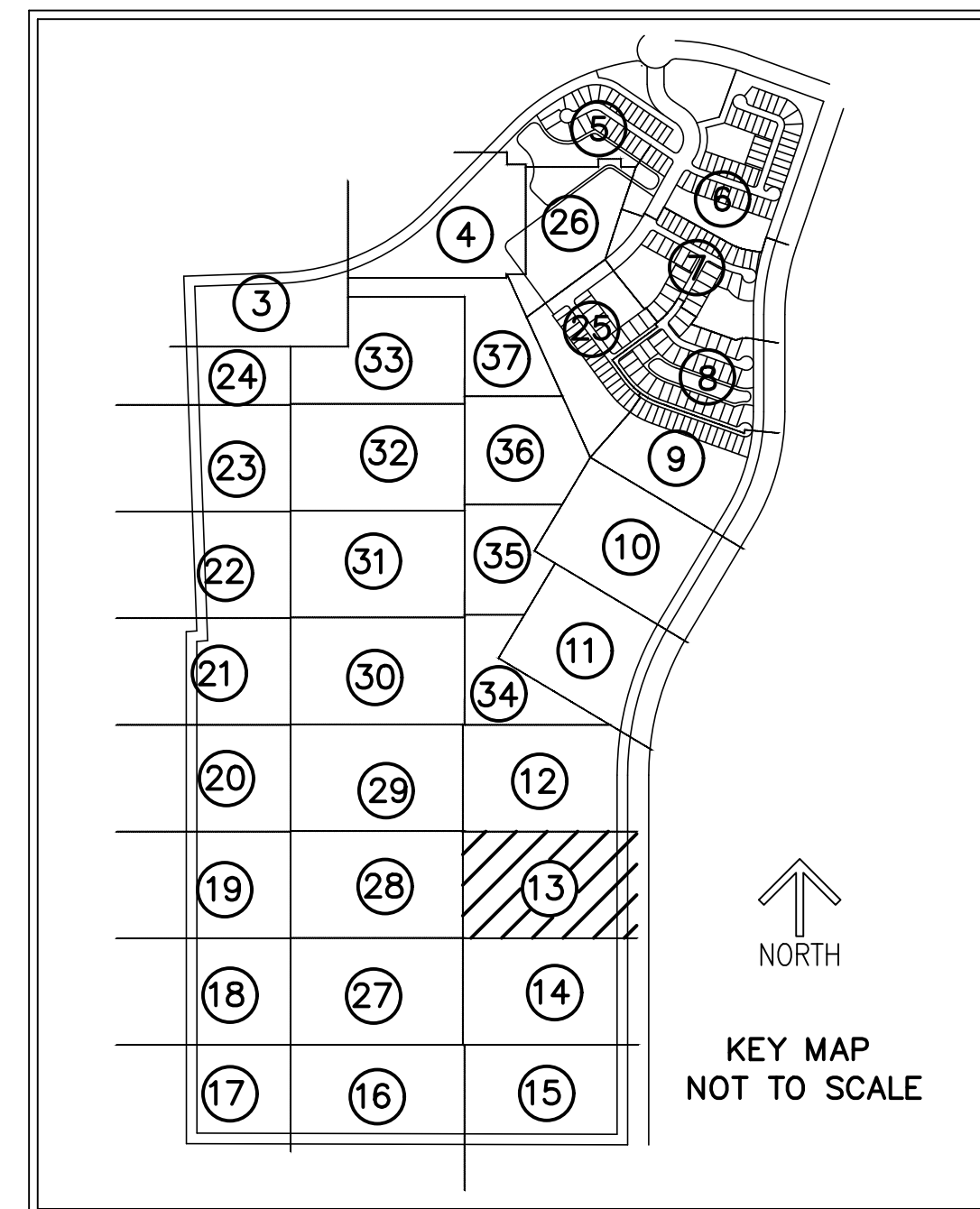
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**SHEET 13 OF 37**

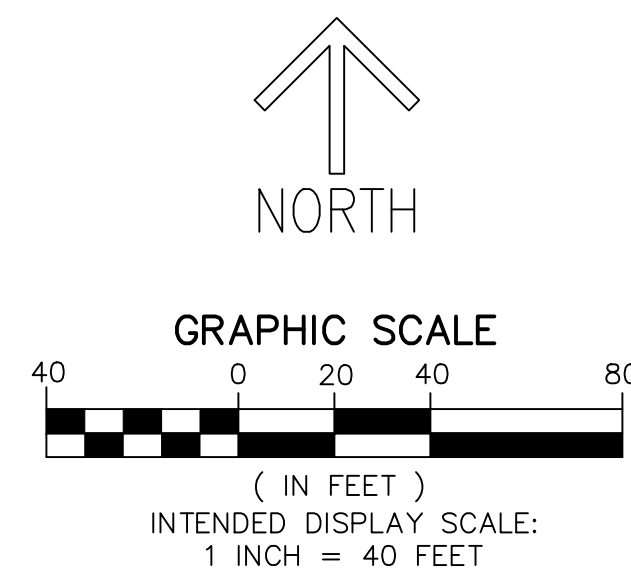
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**MATCH LINE SHEET 12**



**MATCH LINE SHEET 28**



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  - - DENOTES PERMANENT CONTROL POINT

PARCEL 2A  
 447.701 AC

EAST LINE OF THE  
 NW 1/4 SECTION 18  
 WEST LINE OF THE  
 NE 1/4 SECTION 18

1400.00' (PRM TO PRM)  
 S00°00'00"E 2559.97'

TRACT O-1  
 (PB 106, PG 1)

UNPLATTED  
 N/S ROAD A  
 POWERLINE ROAD  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 3071, PG 2651)

LIMITS OF PLAT

**MATCH LINE SHEET 14**

# SEVILLE 6A PHASE 2

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

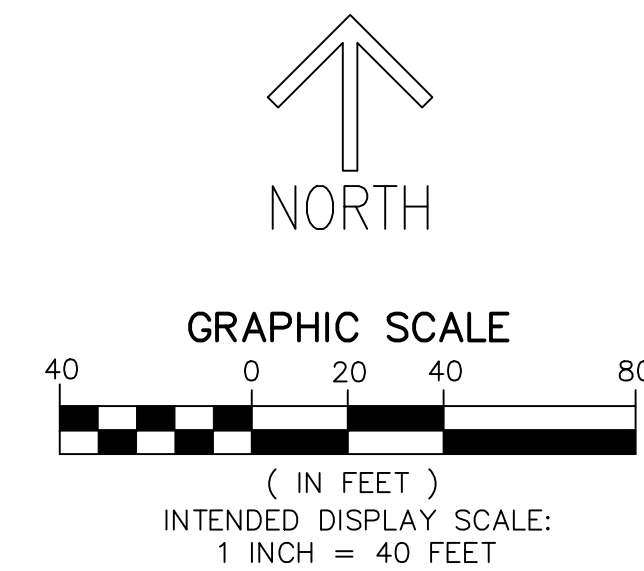
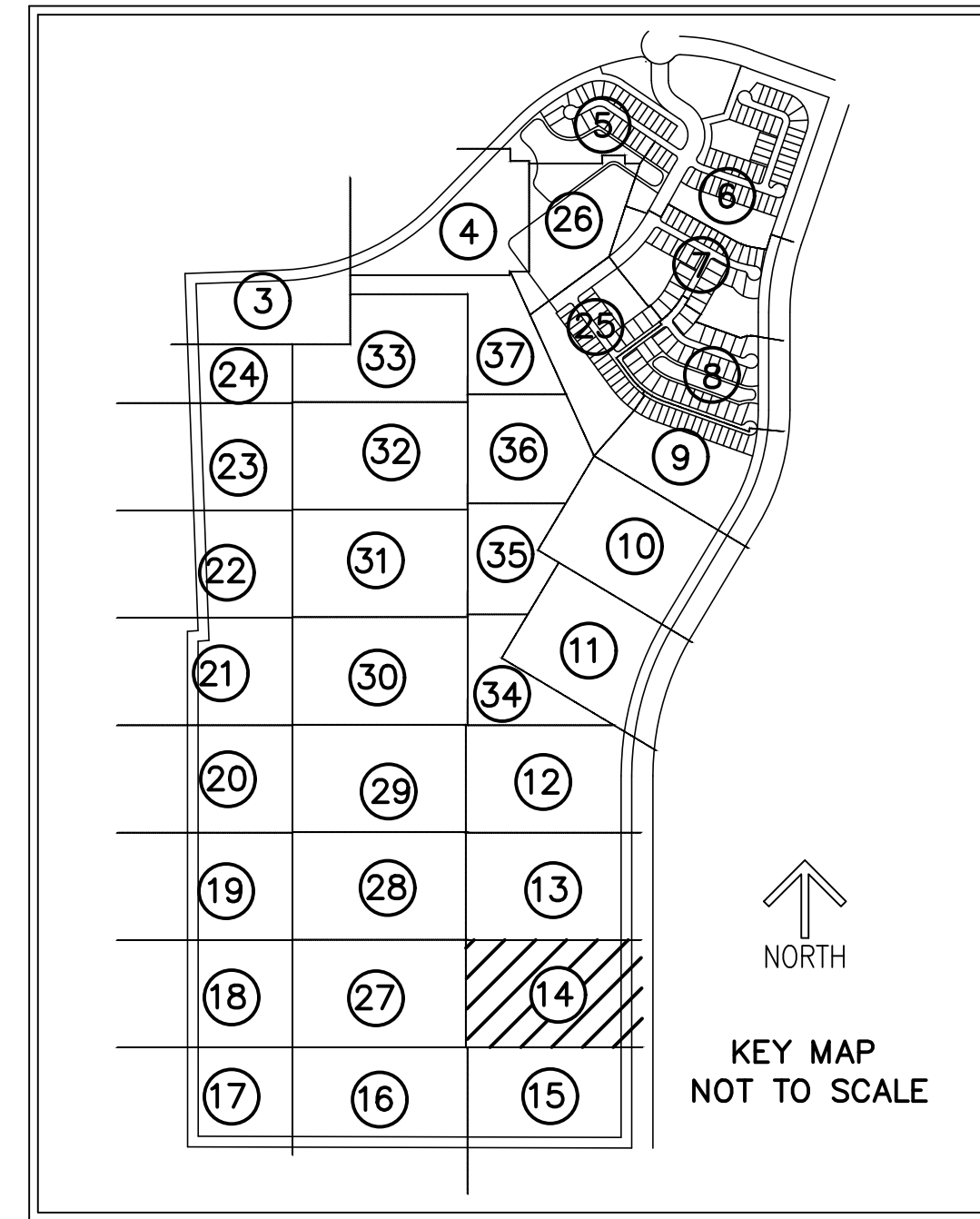
PAGE \_\_\_\_\_

**SHEET 14 OF 37**

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## MATCH LINE SHEET 13



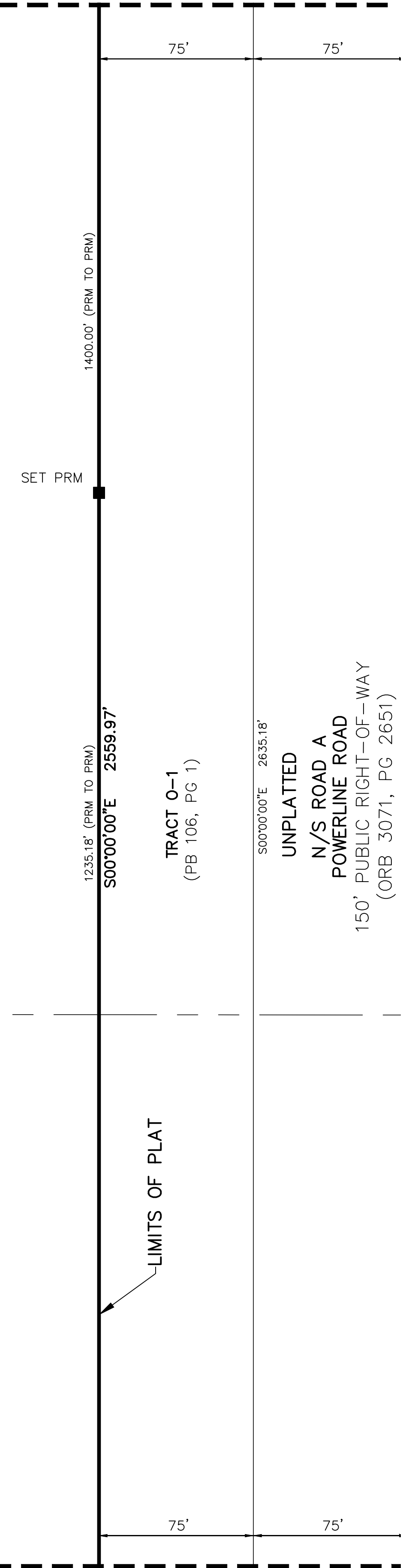
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- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE - LIFT STATION EASEMENT
- WME - WATER MANAGEMENT EASEMENT
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- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PG - PAGE
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- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

PARCEL 2A  
 447.701 AC

MATCH LINE SHEET 27

MATCH LINE SHEET 15



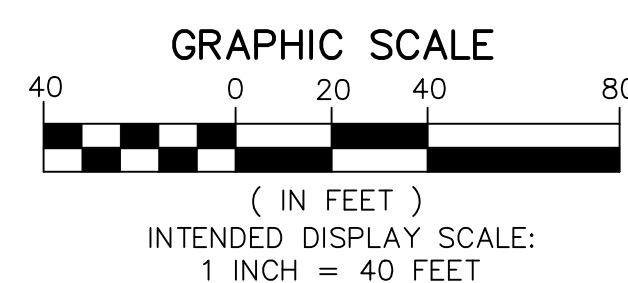
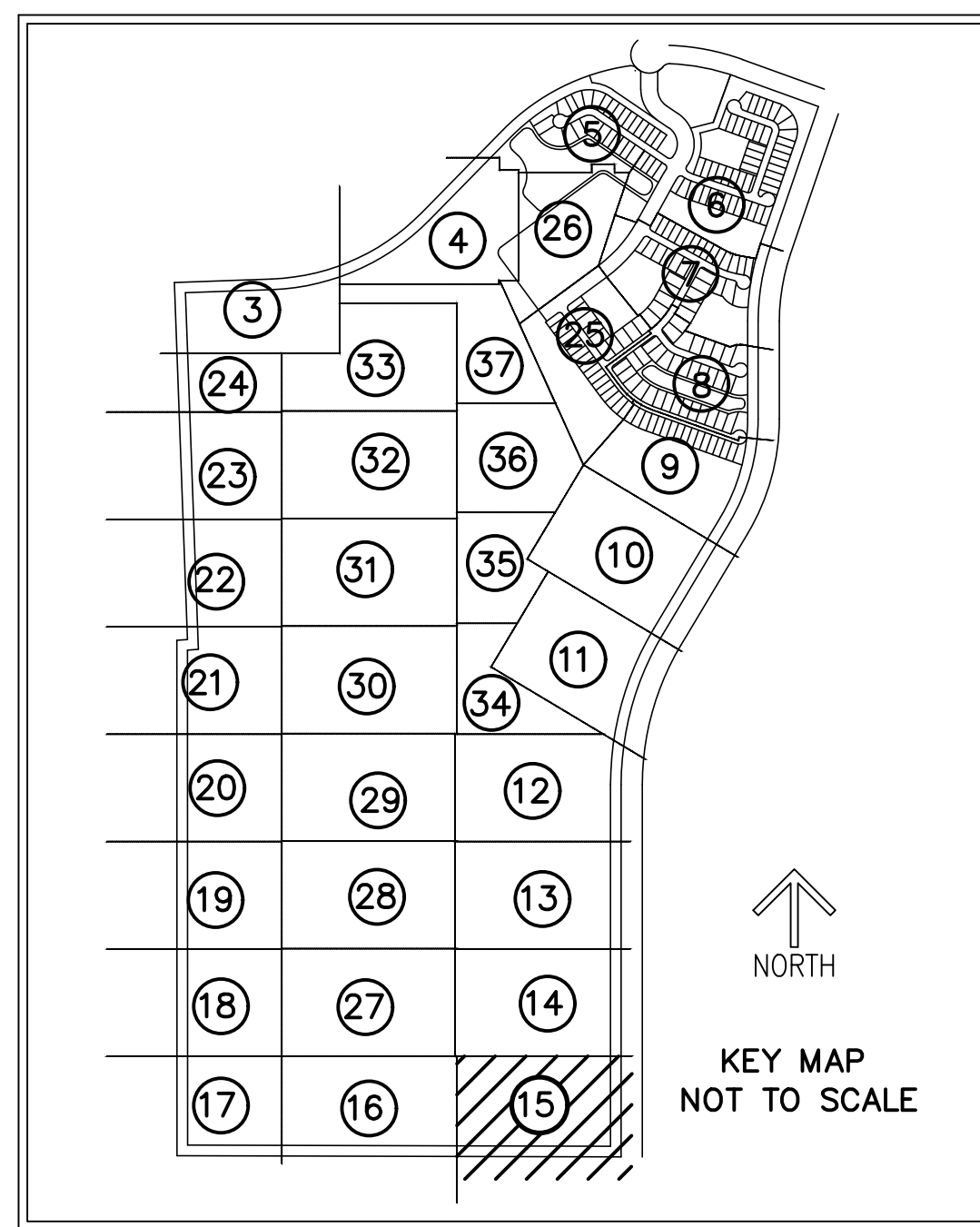
THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# SEVILLE 6A PHASE 2

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 15 OF 37**

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

## MATCH LINE SHEET 14



### LEGEND / ABBREVIATIONS

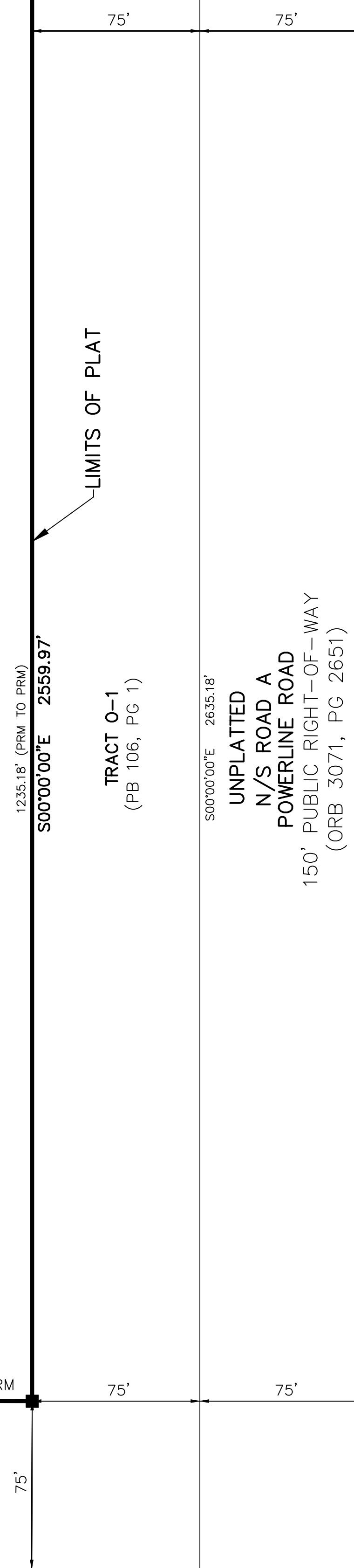
- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
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- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
- ⊙ - DENOTES PERMANENT CONTROL POINT

MATCH LINE SHEET 16

PARCEL 2A  
 447.701 AC

EAST LINE OF THE  
 SW 1/4 SECTION 18

WEST LINE OF THE  
 SE 1/4 SECTION 18



LIMITS OF PLAT

LIMITS OF PLAT

TRACT O-1  
 (PB 106, PG 1)

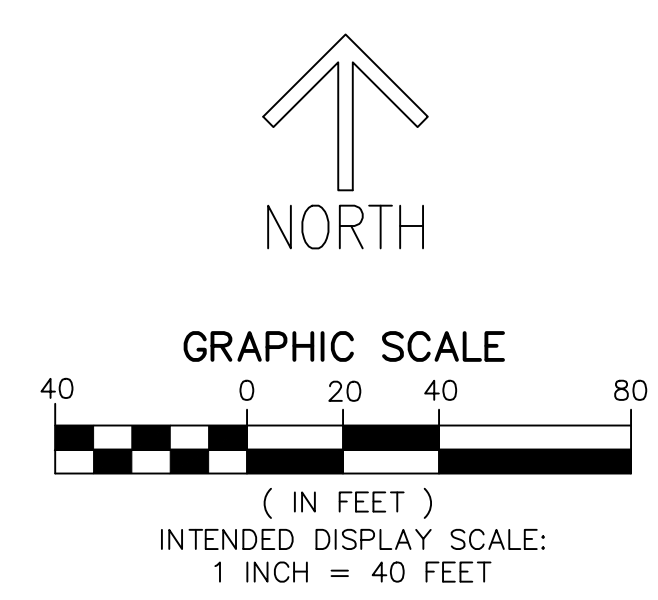
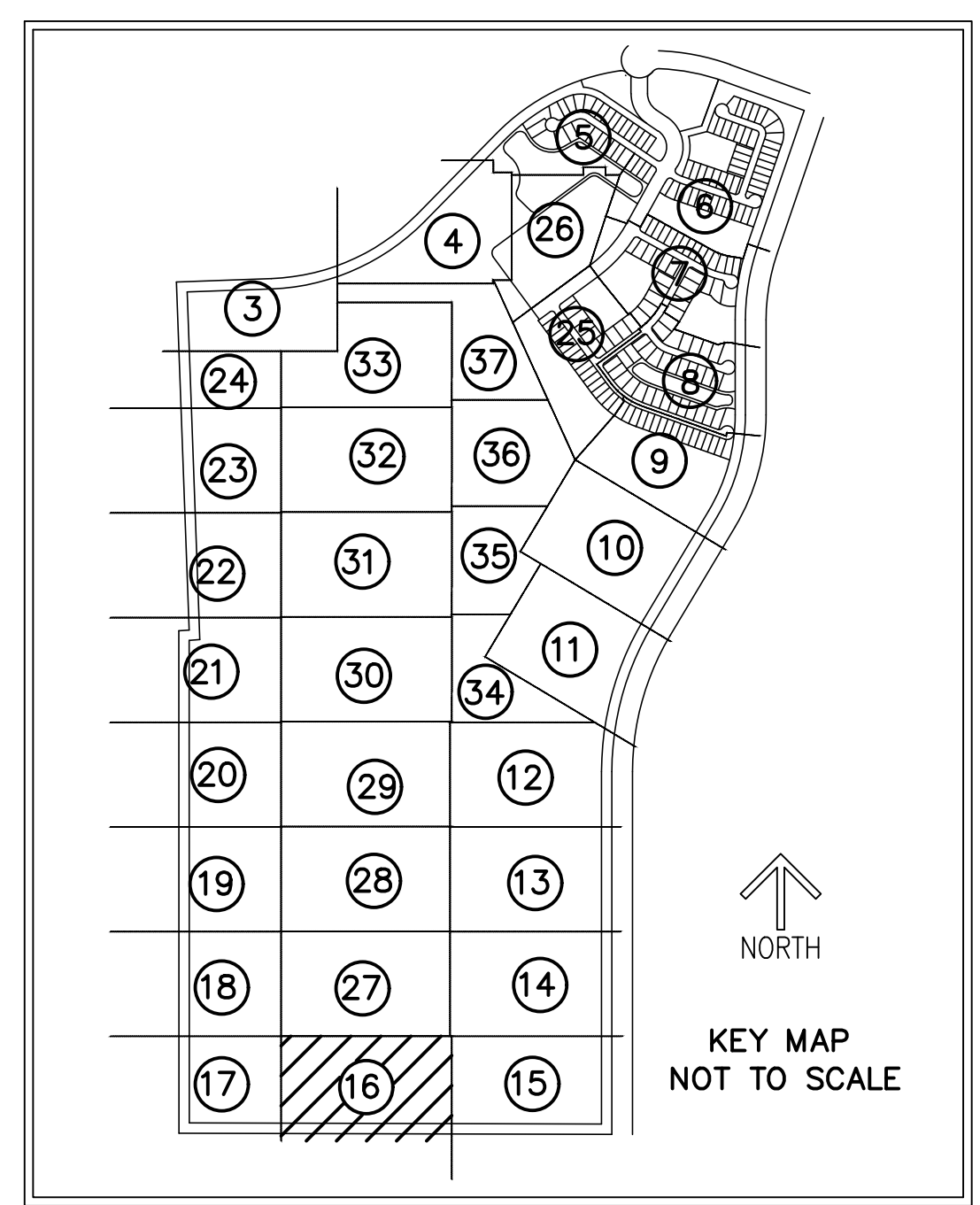
UNPLATTED  
 N/S ROAD A  
 POWERLINE ROAD  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 3071, PG 2651)

# SEVILLE 6A PHASE 2

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

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
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RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
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PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

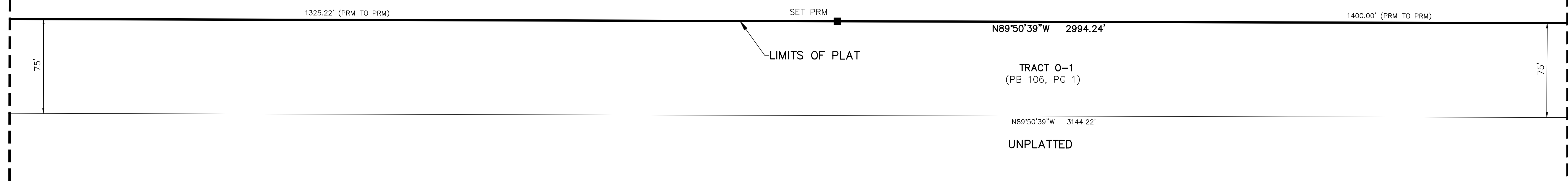
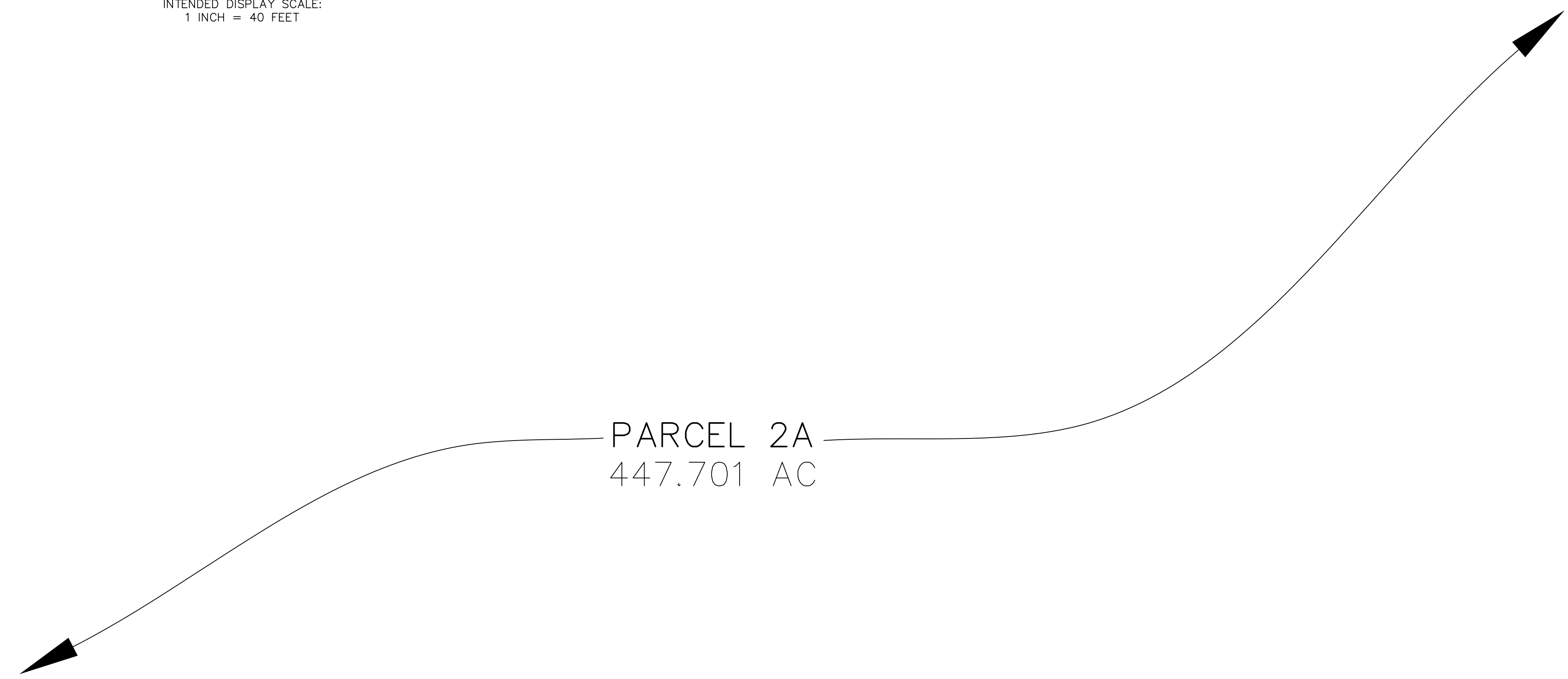
## MATCH LINE SHEET 27



MATCH LINE SHEET 17

MATCH LINE SHEET 15

- LEGEND/ABBREVIATIONS**
- ⊖ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
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  - PG - PAGE
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  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - - DENOTES PERMANENT CONTROL POINT





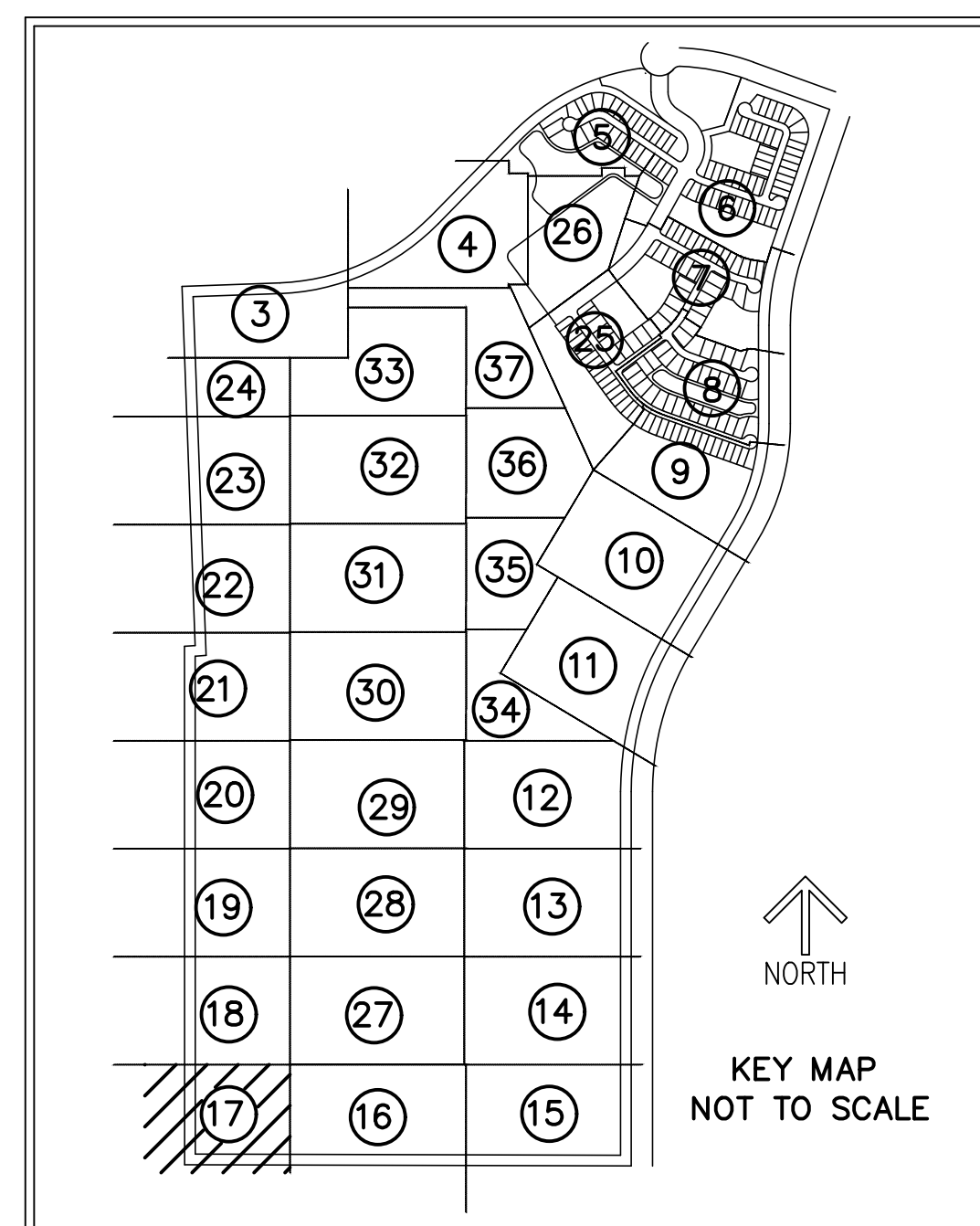
THIS INSTRUMENT PREPARED BY  
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 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# SEVILLE 6A PHASE 2

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

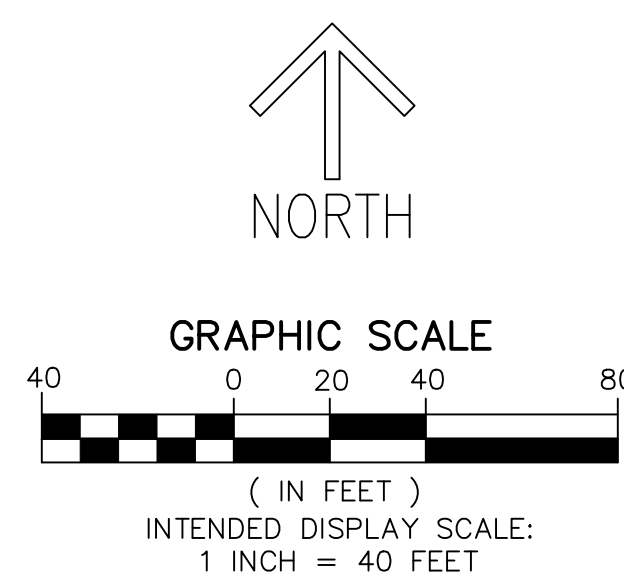
PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 17 OF 37**

## MATCH LINE SHEET 18



### LEGEND/ABBREVIATIONS

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
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- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



EAST LINE OF SECTION 13,  
 TOWNSHIP 38 SOUTH, RANGE 39 EAST

WEST LINE OF SECTION 18,  
 TOWNSHIP 37 SOUTH, RANGE 39 EAST

RANGELINE ROAD  
 STATE ROAD 609  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 21, PG 10-10A)  
 N00°00'53"W 3649.38'

75'

TRACT O-1  
 (PB 106, PG 1)

N00°00'53"W 3505.00'  
 774.61' (PRM TO PRM)

SET PRM  
 75'

75'

1325.22' (PRM TO PRM)  
 N89°50'39"W 2994.24'

TRACT O-1  
 (PB 106, PG 1)

N89°50'39"W 3144.22'

UNPLATTED

PARCEL 2A  
 447.701 AC

MATCH LINE SHEET 16

# SEVILLE 6A PHASE 2

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

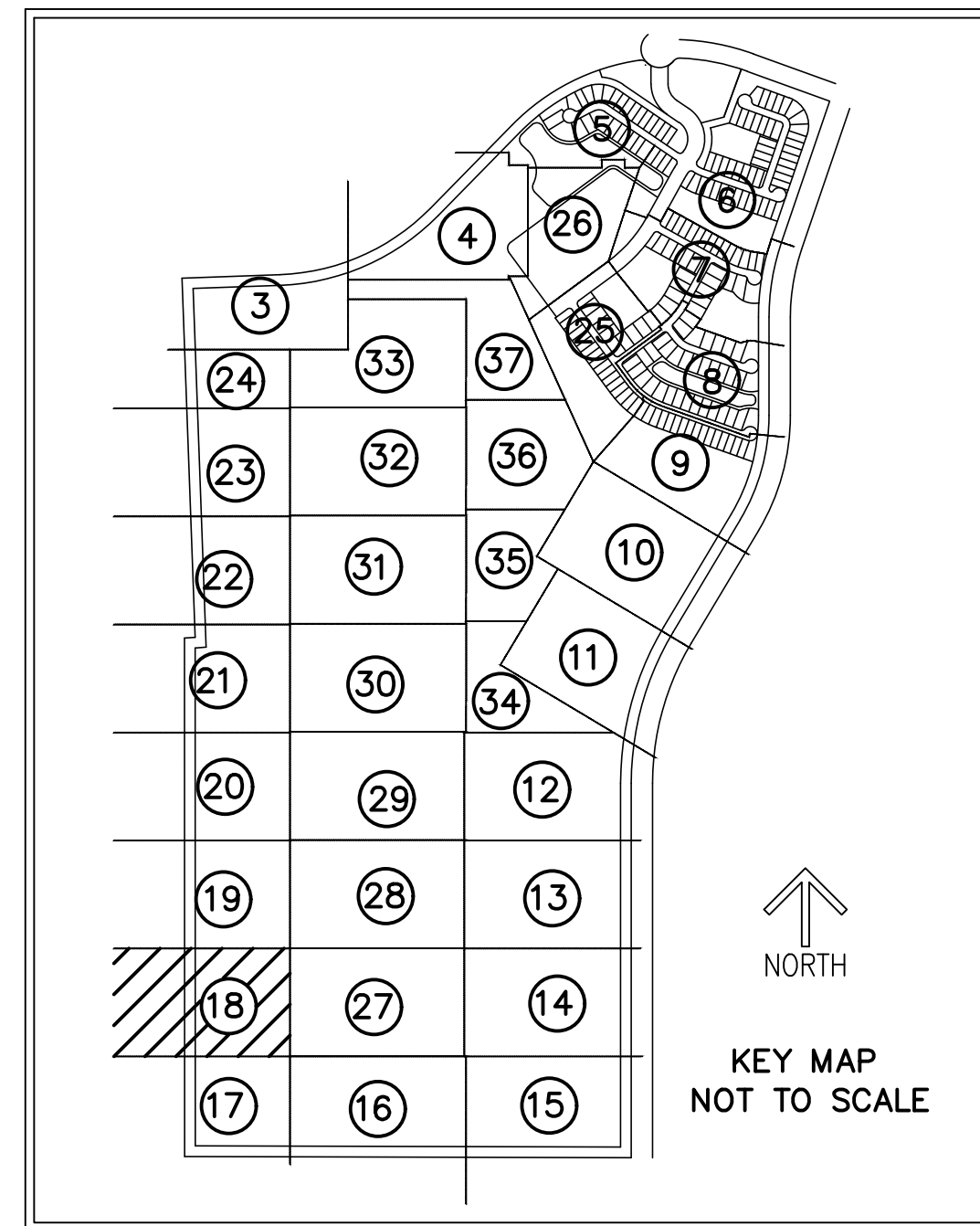
PAGE \_\_\_\_\_

**SHEET 18 OF 37**

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

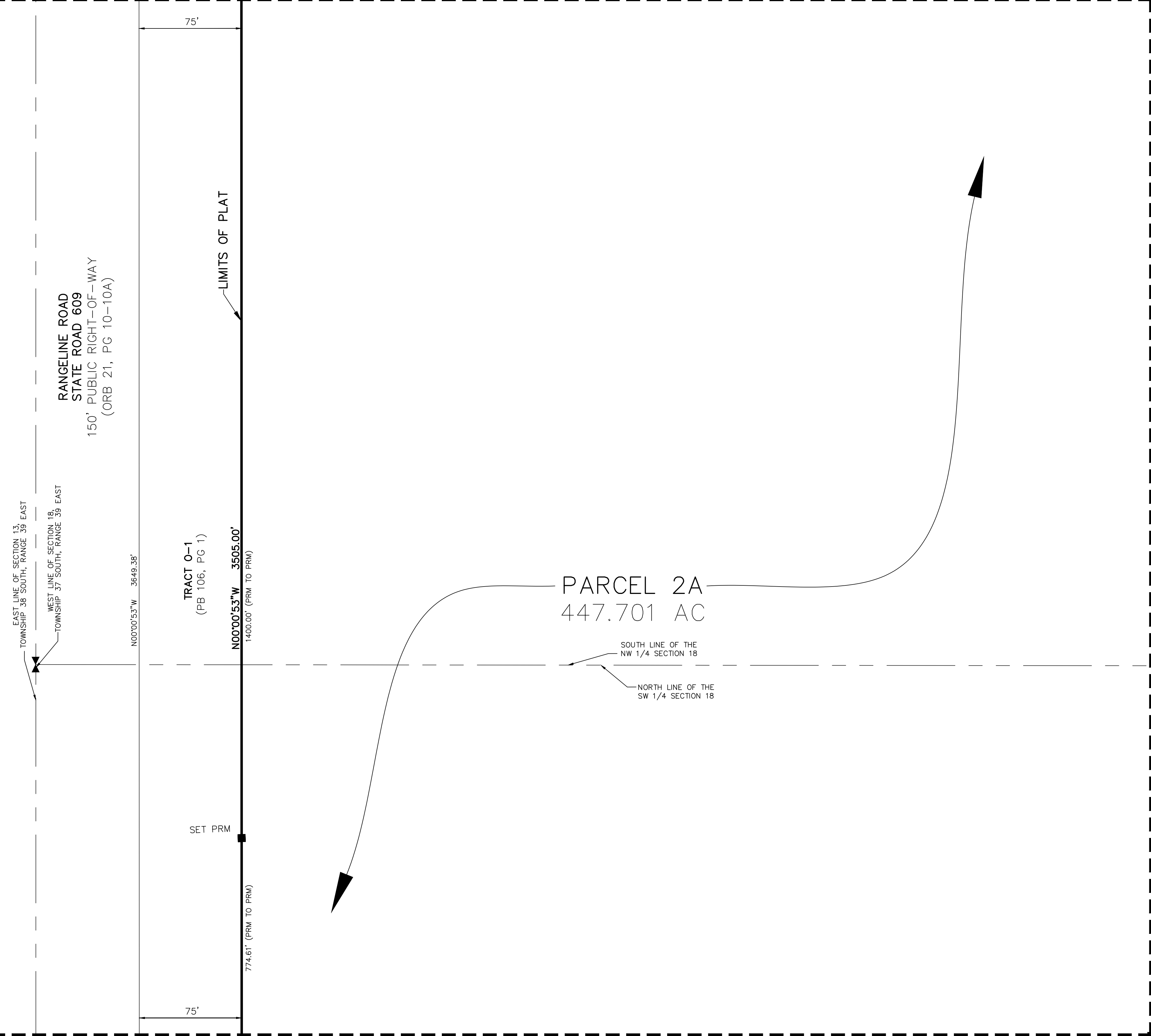
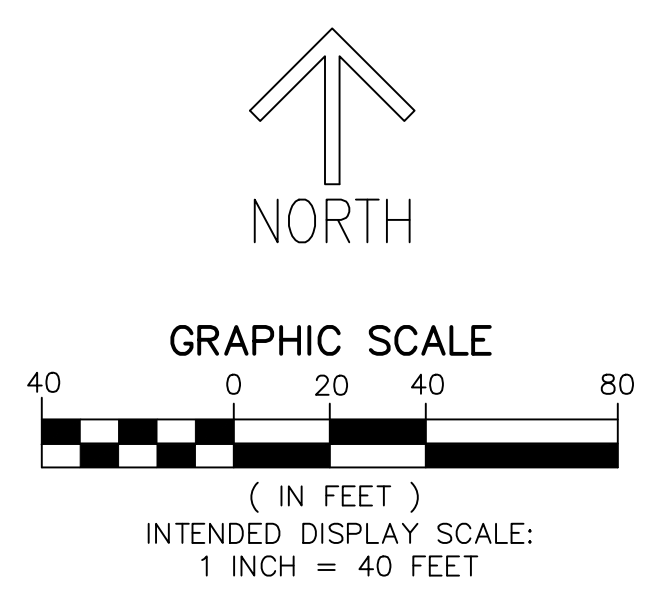
A PLANNED UNIT DEVELOPMENT  
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 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 19**



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- GBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
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- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



**MATCH LINE SHEET 17**

**MATCH LINE SHEET 27**

# SEVILLE 6A PHASE 2

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

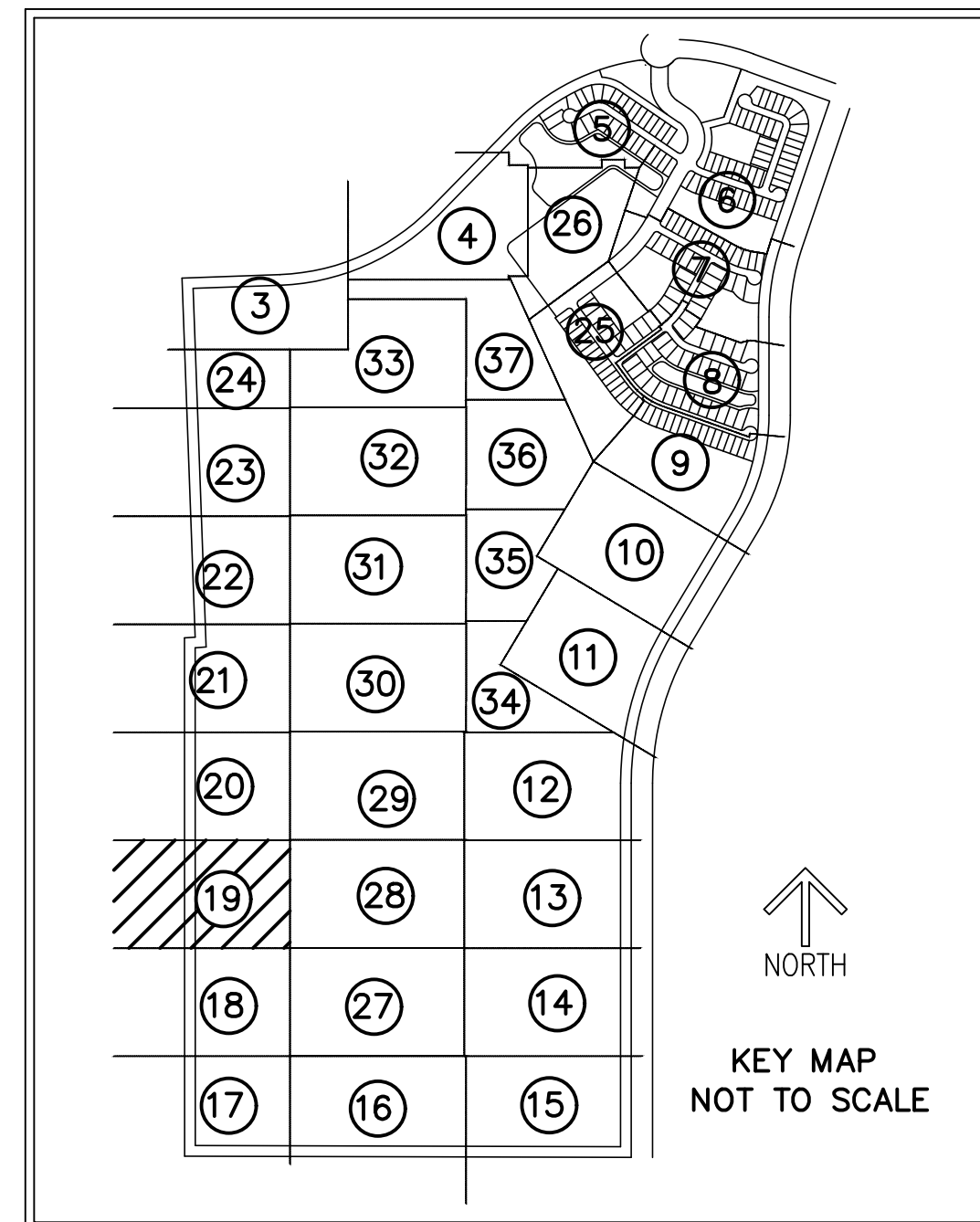
PAGE \_\_\_\_\_

**SHEET 19 OF 37**

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

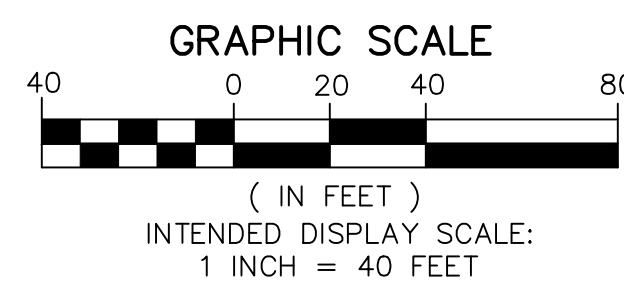
A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
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 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 20**



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- GBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
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- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT

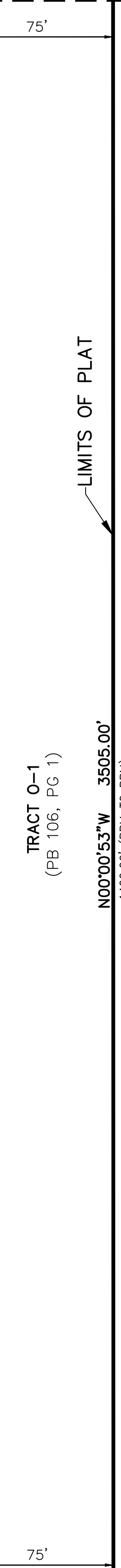


EAST LINE OF SECTION 13,  
 TOWNSHIP 38 SOUTH, RANGE 39 EAST

WEST LINE OF SECTION 18,  
 TOWNSHIP 37 SOUTH, RANGE 39 EAST

**RANGELINE ROAD**  
**STATE ROAD 609**  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 21, PG 10-10A)

N00°00'53"W 3649.38'



PARCEL 2A  
 447.701 AC

**MATCH LINE SHEET 28**

**MATCH LINE SHEET 18**

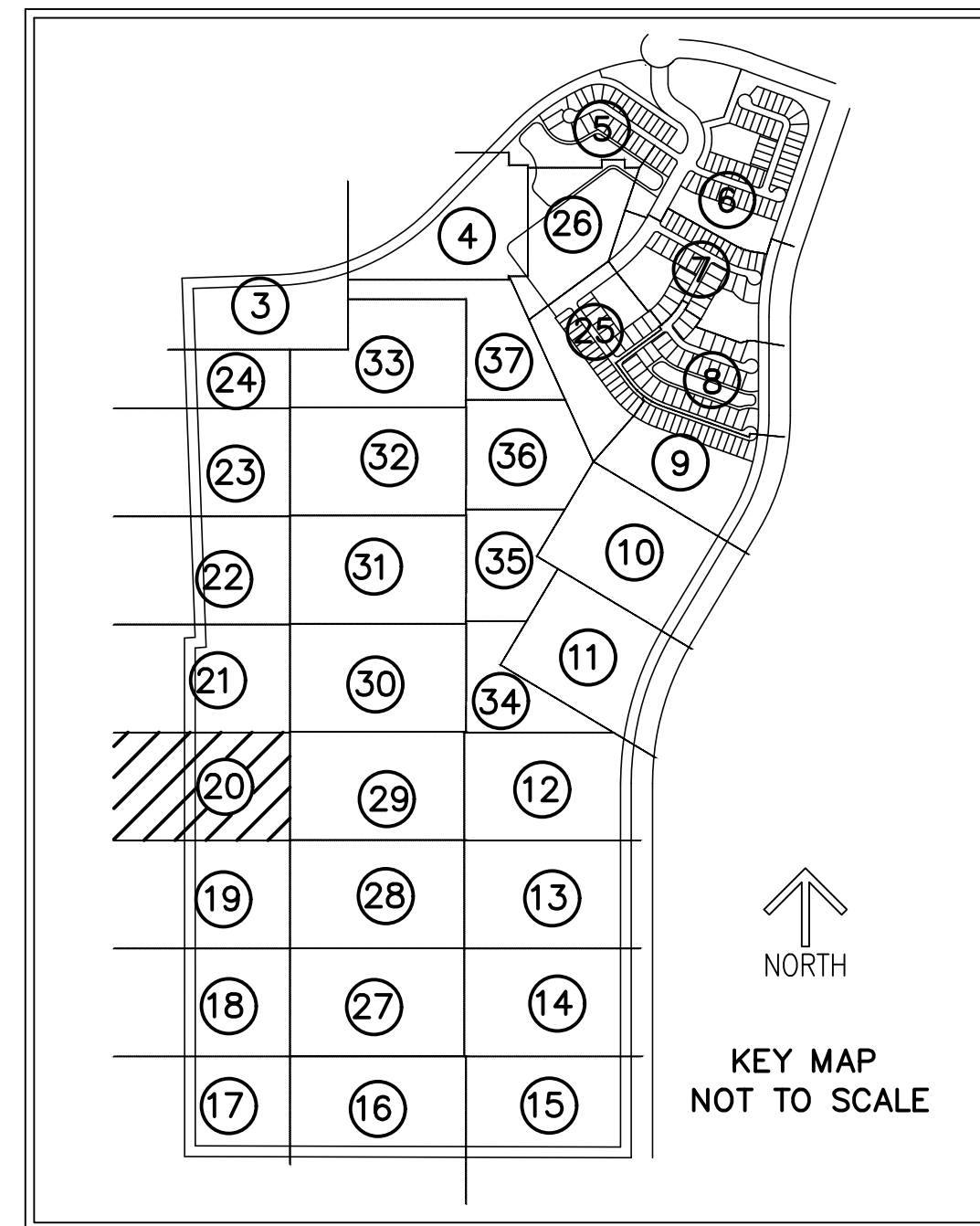
THIS INSTRUMENT PREPARED BY  
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 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# SEVILLE 6A PHASE 2

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 20 OF 37**

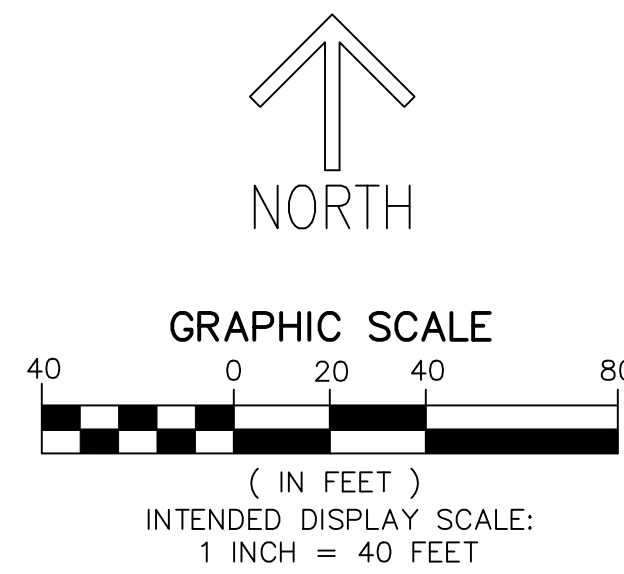
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 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

MATCH LINE SHEET 21



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
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- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



EAST LINE OF SECTION 13,  
 TOWNSHIP 38 SOUTH, RANGE 39 EAST  
 WEST LINE OF SECTION 18,  
 TOWNSHIP 37 SOUTH, RANGE 39 EAST  
**RANGELINE ROAD**  
**STATE ROAD 609**  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 21, PG 10-10A)  
 N00°00'53"W 3649.38'

TRACT O-1  
 (PB 106, PG 1)  
 N00°00'53"W 3505.00'  
 1400.00' (PRM TO PRM)

75'  
 75'  
 SET PRM  
 1400.00'  
 (PRM TO PRM)

MATCH LINE SHEET 19

PARCEL 2A  
 447.701 AC

LIMITS OF PLAT

MATCH LINE SHEET 29

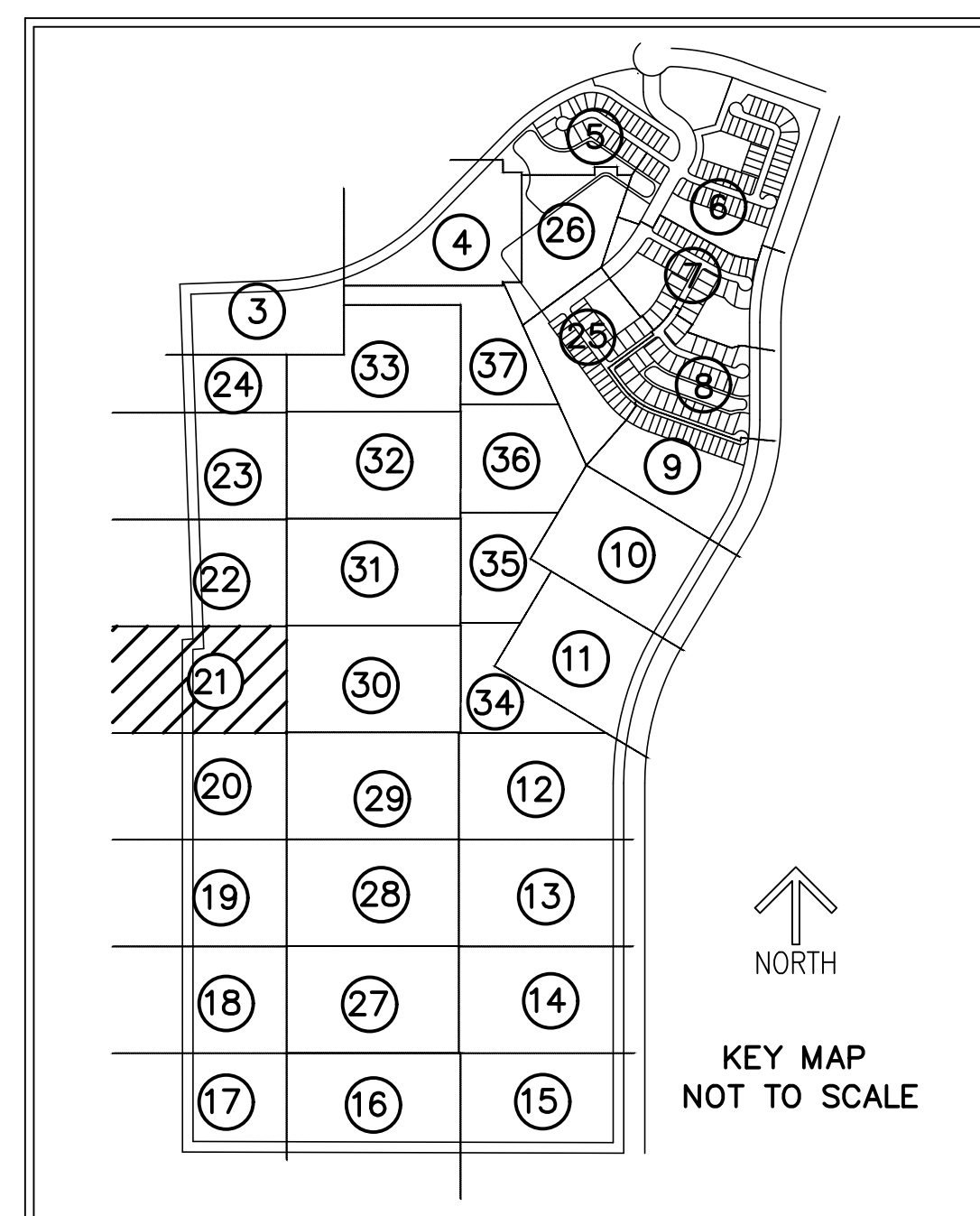
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# SEVILLE 6A PHASE 2

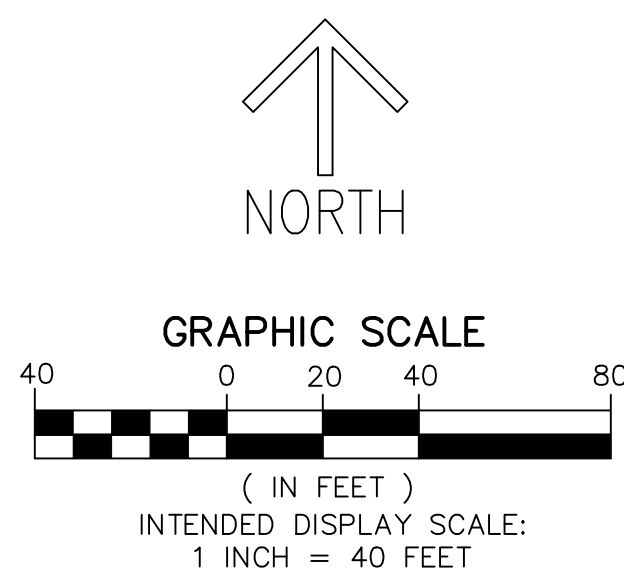
PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 21 OF 37**

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
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 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 22**



- LEGEND / ABBREVIATIONS**
- ⊕ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - GBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
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  - PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT



EAST LINE OF SECTION 13,  
 TOWNSHIP 38 SOUTH, RANGE 39 EAST

WEST LINE OF SECTION 18,  
 TOWNSHIP 37 SOUTH, RANGE 39 EAST

**RANGELINE ROAD  
 STATE ROAD 609**  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 21, PG 10-10A)

N00°00'53"W 3649.38'

TRACT O-1  
 (PB 106, PG 1)

N00°00'53"W 3505.00'  
 1400.00' (PRM TO PRM)

N85°42'58"E 74.89'

SET PRM N85°42'58"E 77.46'

75'

LIMITS OF PLAT

N00°00'53"W 3505.00'  
 1400.00' (PRM TO PRM)

TRACT O-1  
 (PB 106, PG 1)

75'

**MATCH LINE SHEET 20**

N02°05'08"W 2529.26'  
 N02°05'08"W 2526.43'  
 1201.43' (PRM TO PRM)

LIMITS OF PLAT

SET PRM N85°42'58"E 77.46'

75'

LIMITS OF PLAT

N00°00'53"W 3505.00'  
 1400.00' (PRM TO PRM)

TRACT O-1  
 (PB 106, PG 1)

75'

SOUTH LINE OF SECTION 7  
 NORTH LINE OF SECTION 18

PARCEL 2A  
 447.701 AC

**MATCH LINE SHEET 30**

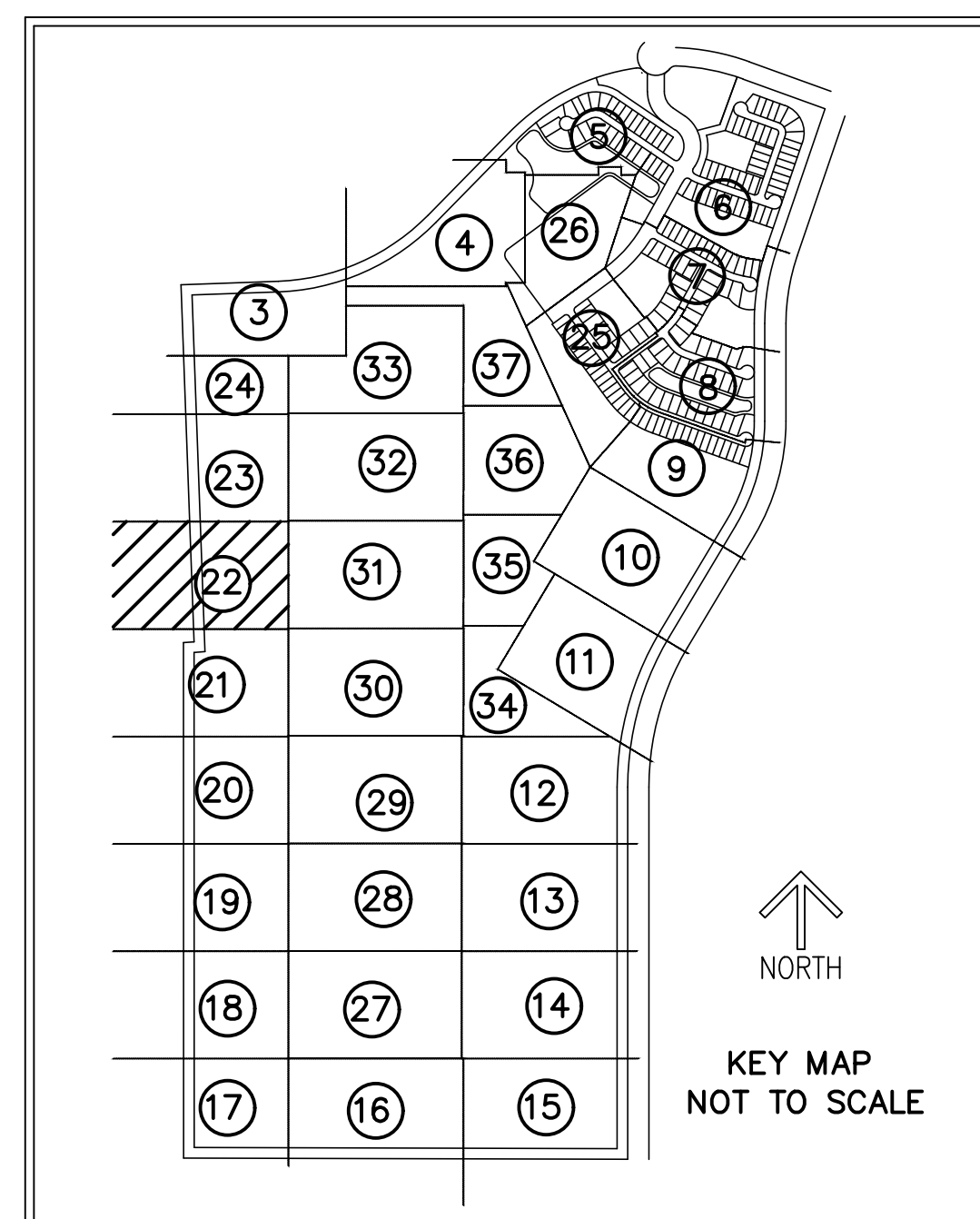
THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

# SEVILLE 6A PHASE 2

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

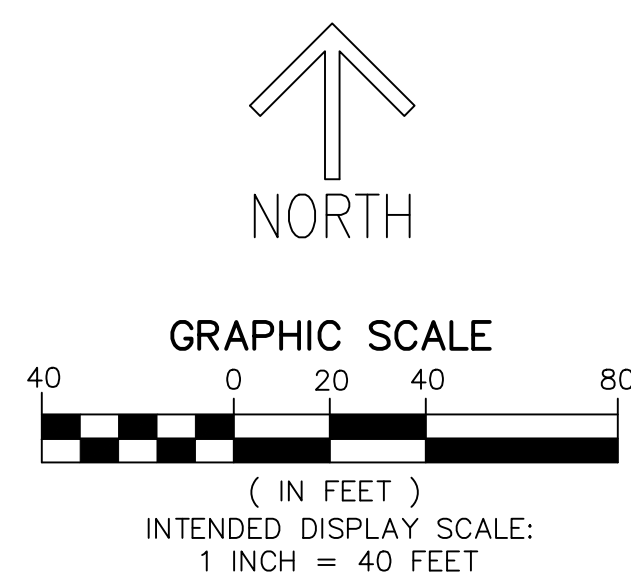
PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 22 OF 37**

MATCH LINE SHEET 23



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FE - FENCE EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE - LIFT STATION EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- MEB - MAINTENANCE EASEMENT BUFFER
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



EAST LINE OF SECTION 12,  
 TOWNSHIP 38 SOUTH, RANGE 39 EAST

WEST LINE OF SECTION 7,  
 TOWNSHIP 37 SOUTH, RANGE 39 EAST

RANGELINE ROAD  
 STATE ROAD 609  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 21, PG 10-10A)

N02°05'08"W 2529.26'

TRACT O-1  
 (PB 106, PG 1)

N02°05'08"W 2526.43'  
 1201.43' (PRM TO PRM)

LIMITS OF PLAT

PARCEL 2A  
 447.701 AC

MATCH LINE SHEET 21

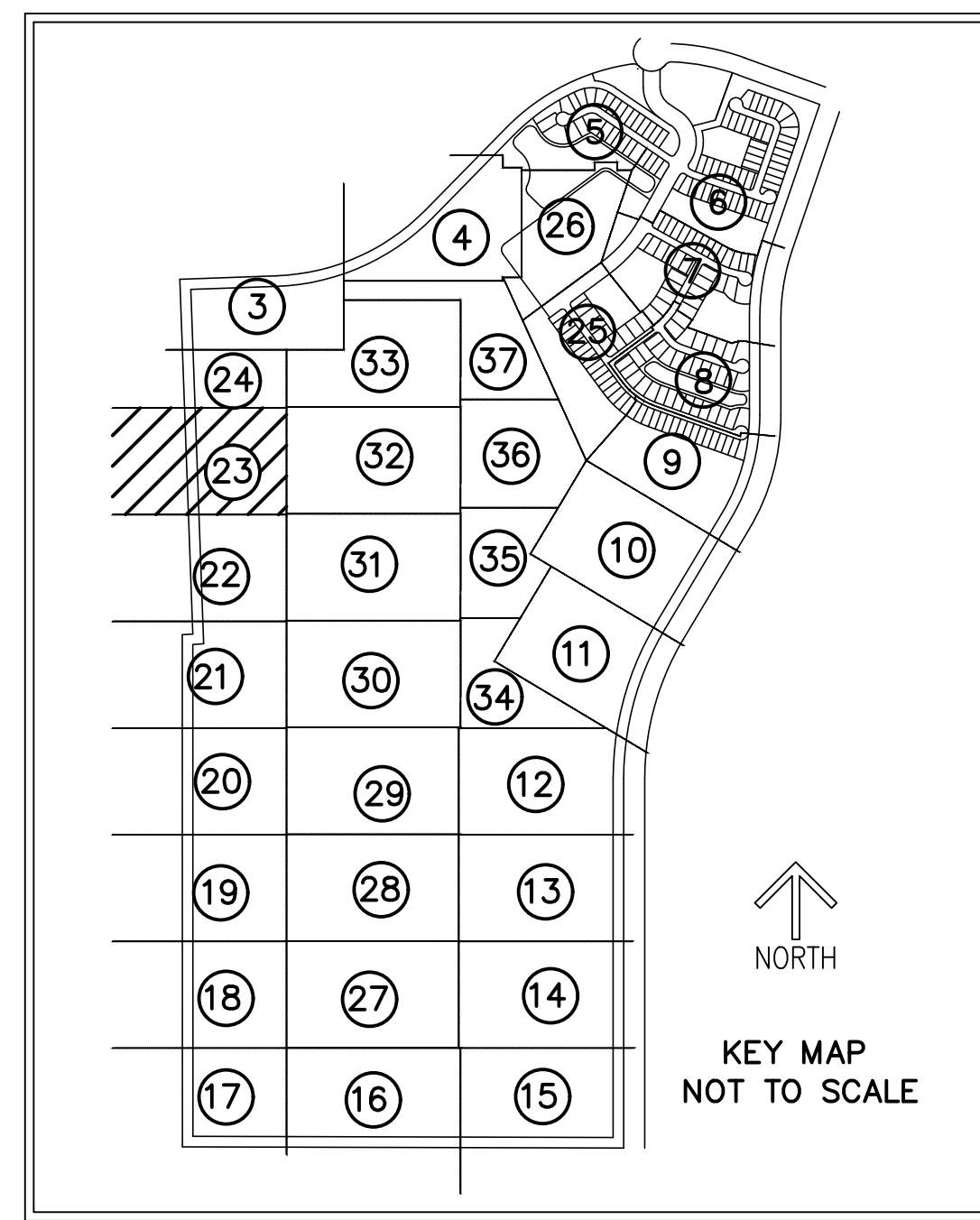
MATCH LINE SHEET 31

# SEVILLE 6A PHASE 2

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

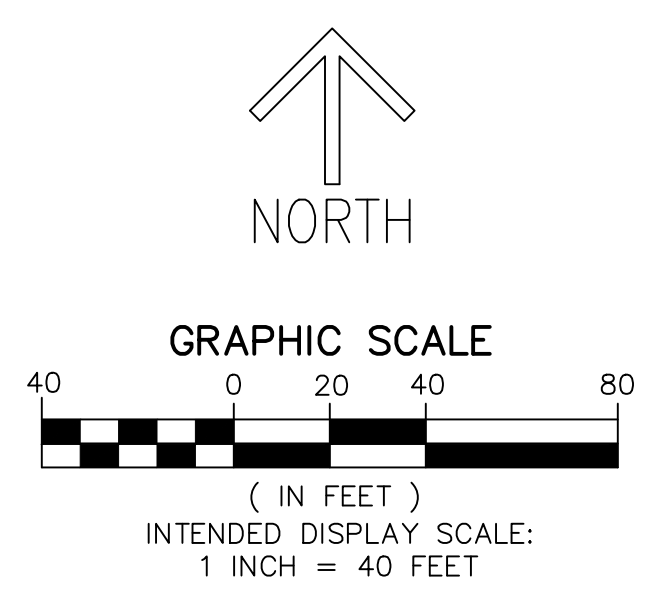
A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 24**



**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FE - FENCE EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
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- WME - WATER MANAGEMENT EASEMENT
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- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



EAST LINE OF SECTION 12, EAST  
 TOWNSHIP 38 SOUTH, RANGE 39 EAST

WEST LINE OF SECTION 7,  
 TOWNSHIP 37 SOUTH, RANGE 39 EAST

RANGELINE ROAD  
 STATE ROAD 609  
 150' PUBLIC RIGHT-OF-WAY  
 (ORB 21, PG 10-10A)

N02°05'08"W 2529.26'

TRACT O-1  
 (PB 106, PG 1)

N02°05'08"W 2526.43'  
 1400.00' (PRM TO PRM)

SET PRM

PARCEL 2A  
 447.701 AC

**MATCH LINE SHEET 22**

**MATCH LINE SHEET 32**

# SEVILLE 6A PHASE 2

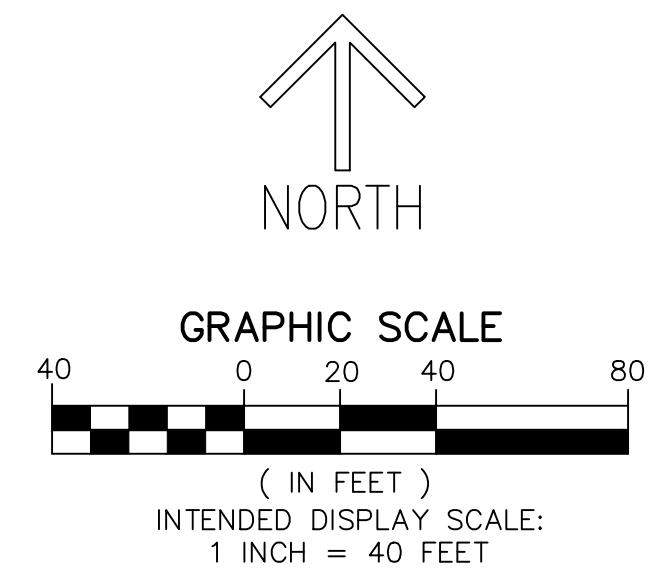
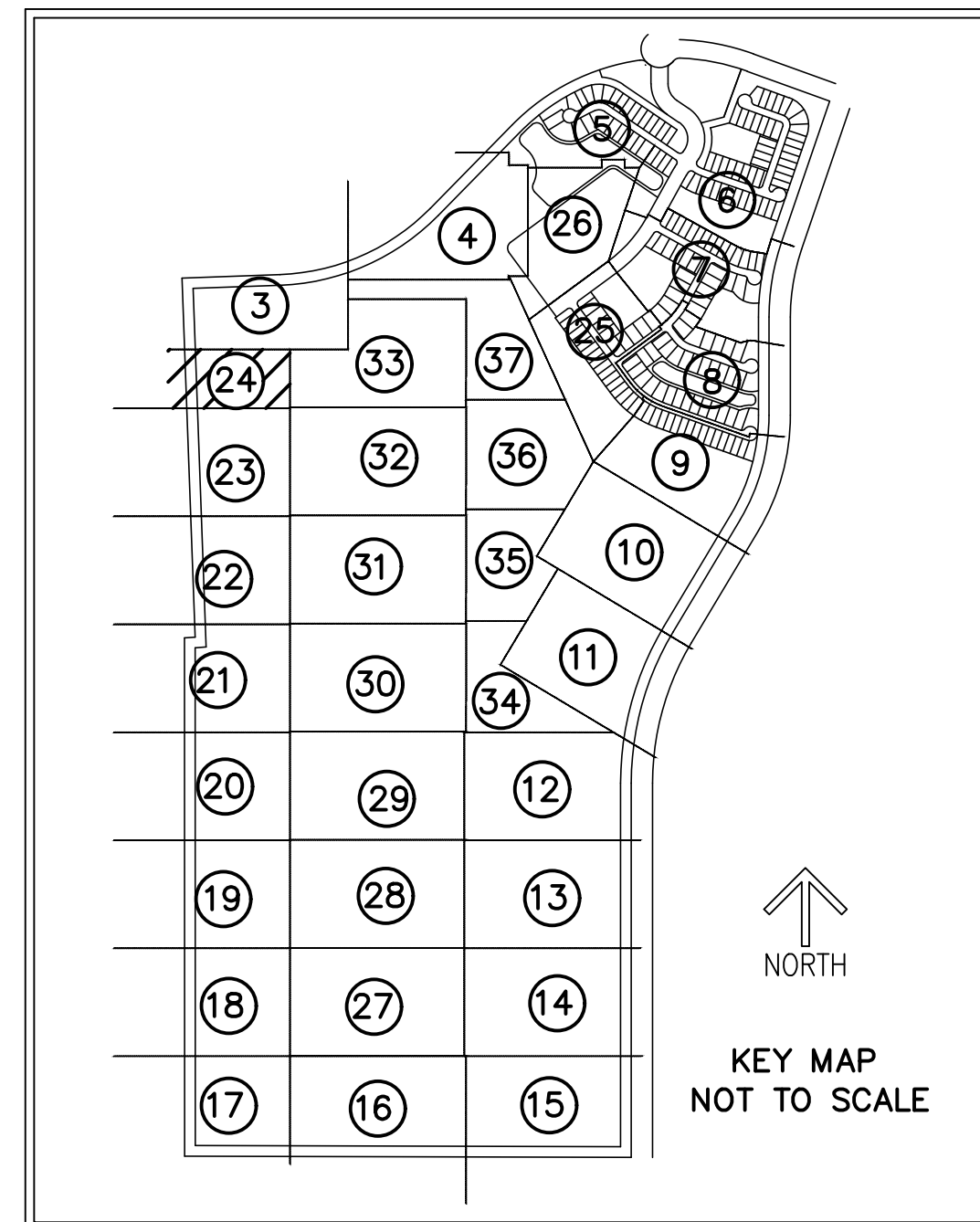
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

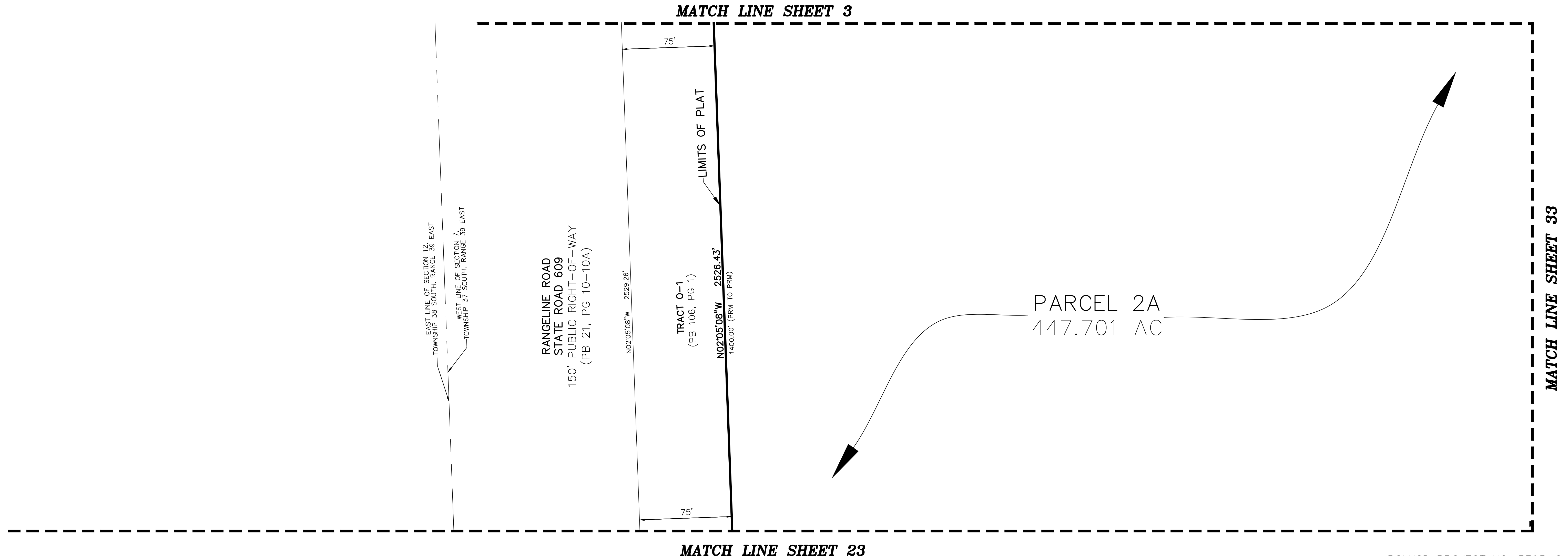
**SHEET 24 OF 37**

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, 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



- LEGEND / ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
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  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 C&W PRM LB 3591
  - - DENOTES PERMANENT CONTROL POINT

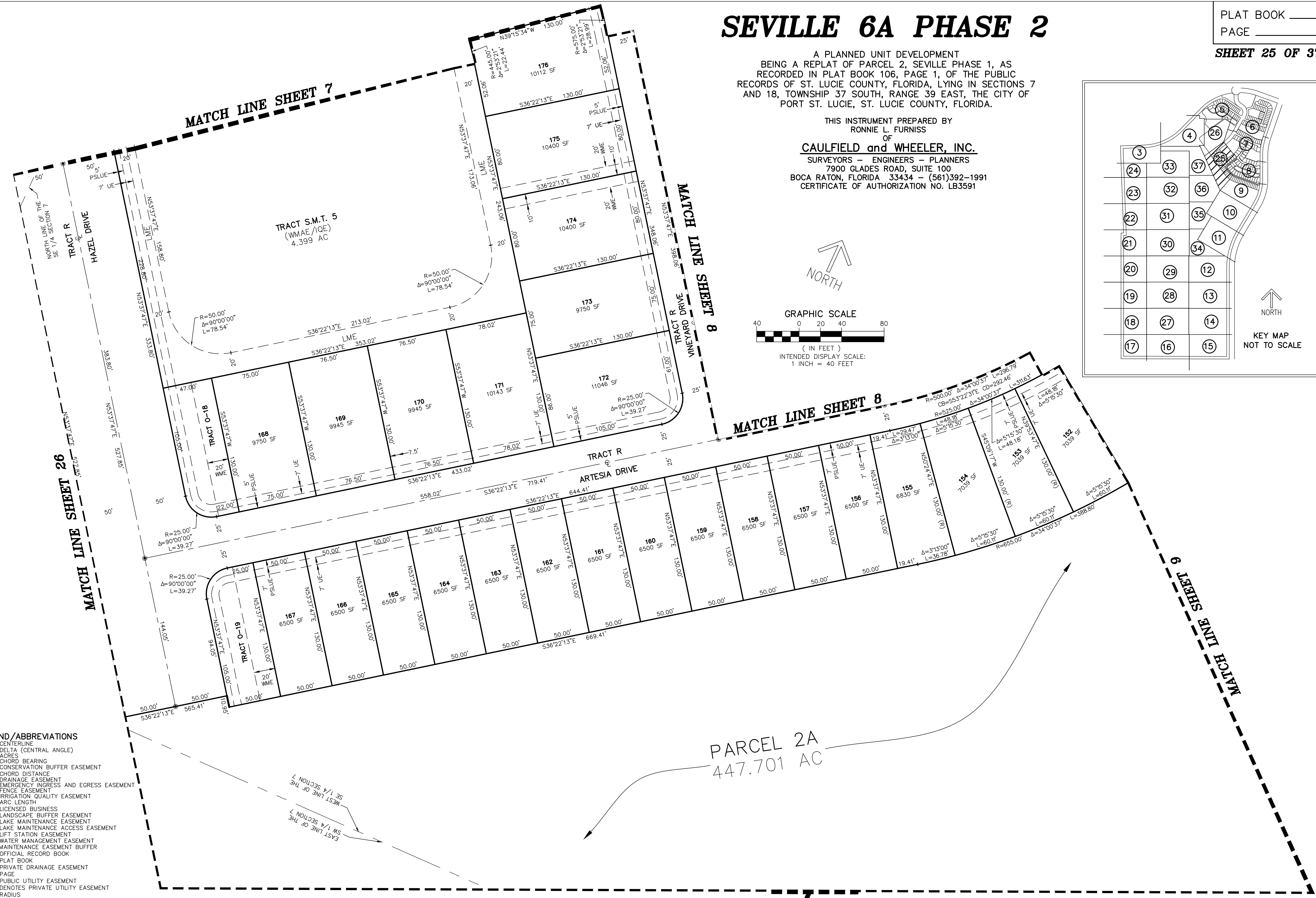
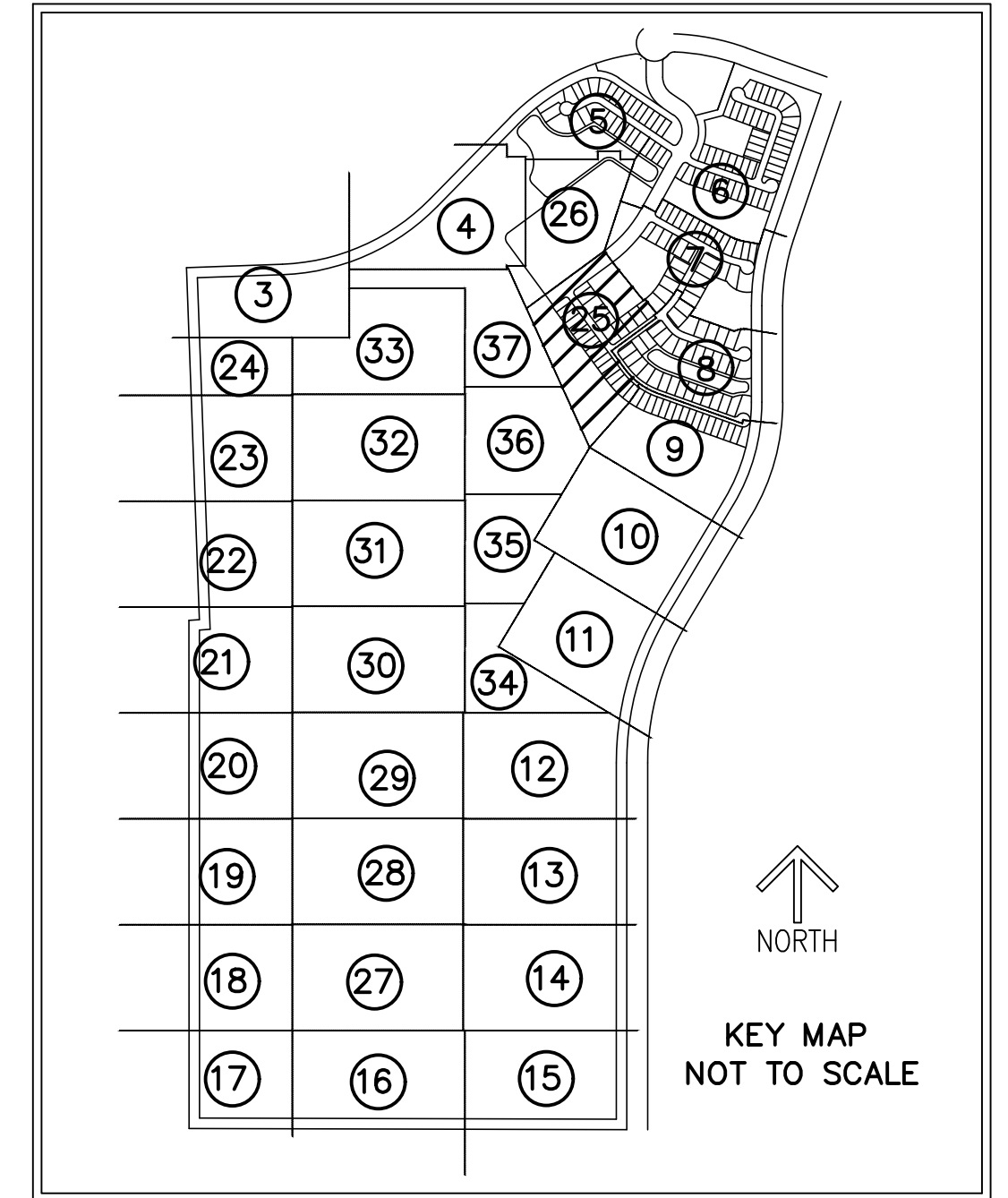
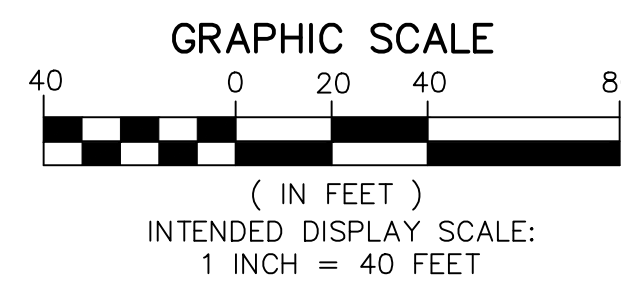
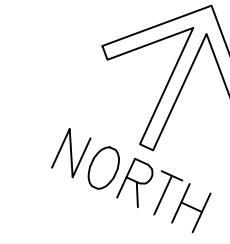




# SEVILLE 6A PHASE 2

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
AND 18, 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



PARCEL 2A  
447.701 AC

- LEGEND/ABBREVIATIONS**
- C - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBP - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIE - EMERGENCY INGRESS AND EGRESS EASEMENT
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  - UE - UTILITY EASEMENT
  - WAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
C&W PRM LB 3591
  - - DENOTES PERMANENT CONTROL POINT

# SEVILLE 6A PHASE 2

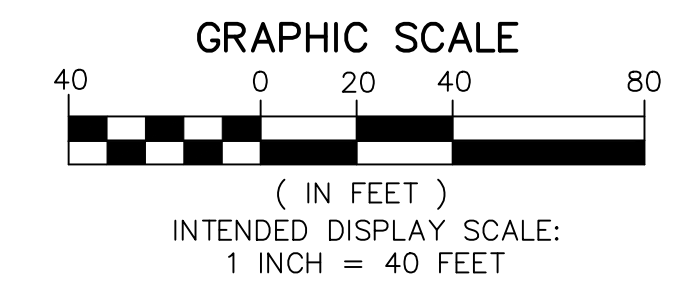
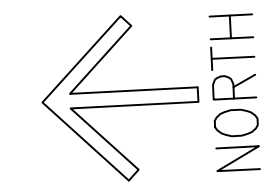
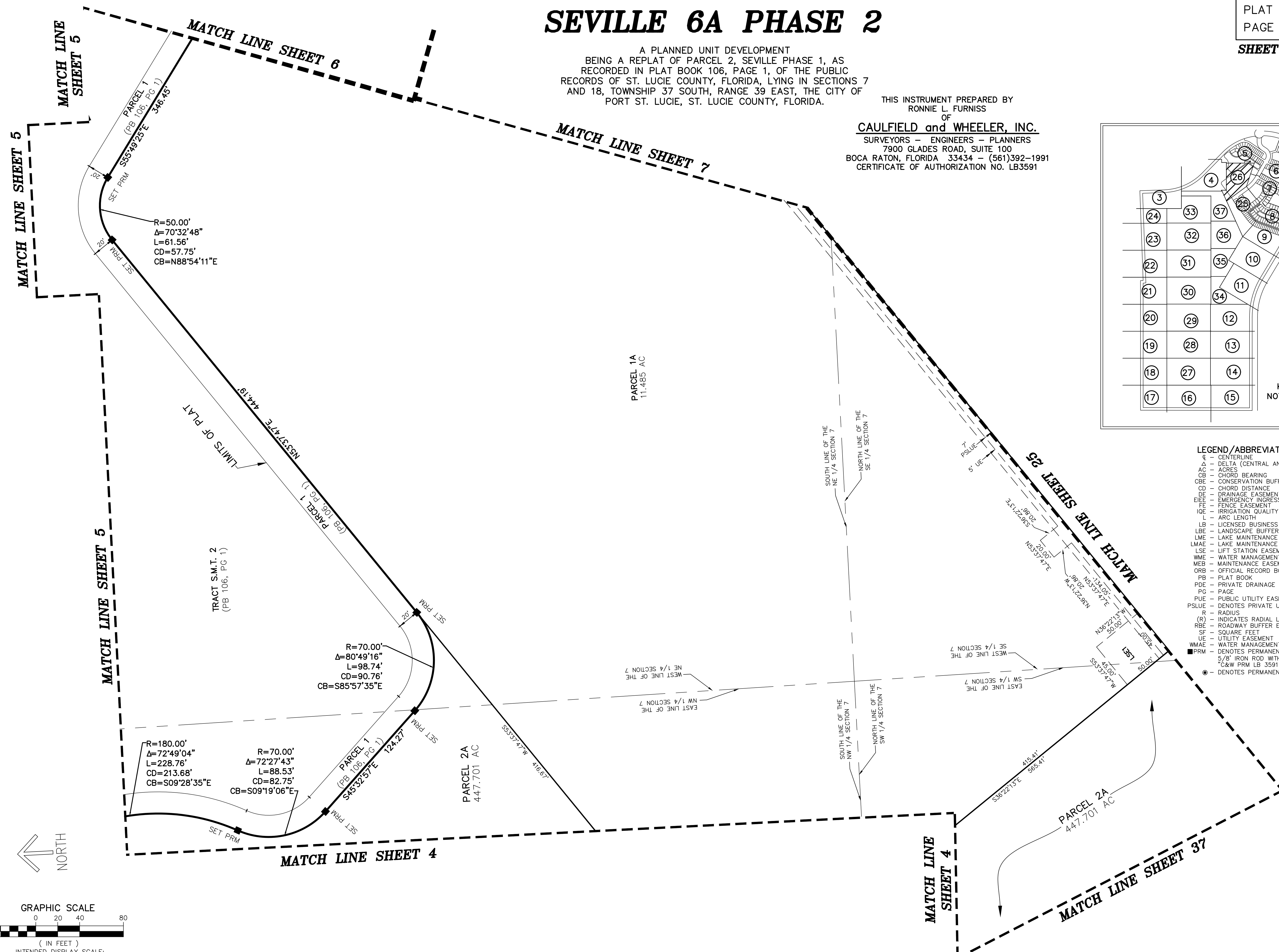
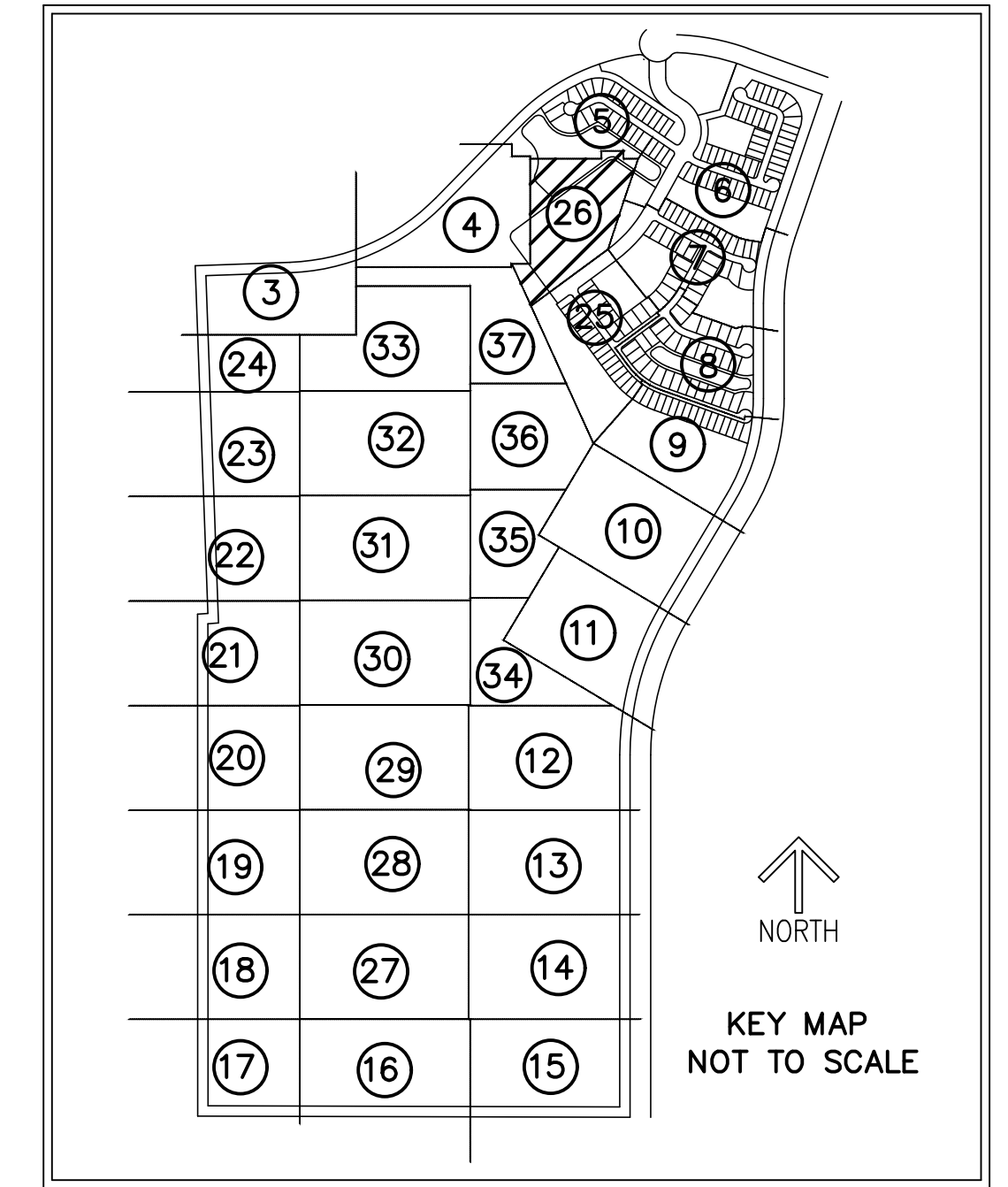
A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
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THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

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

PAGE \_\_\_\_\_

**SHEET 26 OF 37**



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
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  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W FRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT

# SEVILLE 6A PHASE 2

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

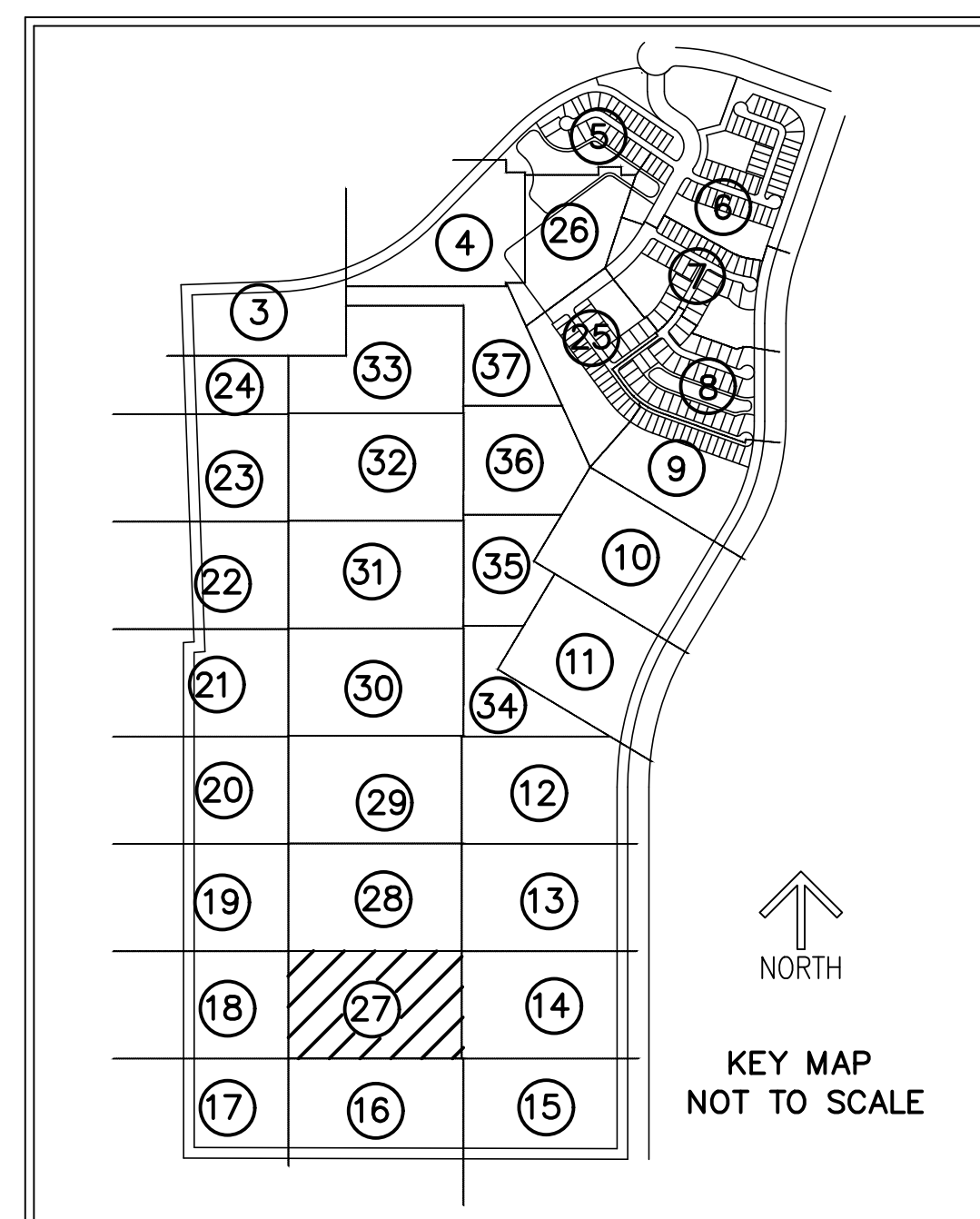
PAGE \_\_\_\_\_

**SHEET 27 OF 37**

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

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 28**



MATCH LINE SHEET 18

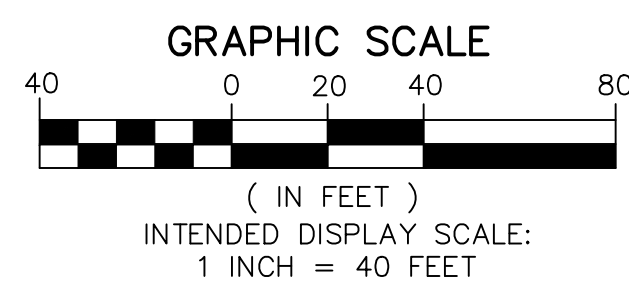
MATCH LINE SHEET 14

PARCEL 2A  
 447.701 AC

SOUTH LINE OF THE  
 NW 1/4 SECTION 18  
 NORTH LINE OF THE  
 SW 1/4 SECTION 18

**LEGEND / ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
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- LME - LAKE MAINTENANCE EASEMENT
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- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PC - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
- ⊙ - DENOTES PERMANENT CONTROL POINT



**MATCH LINE SHEET 16**

# SEVILLE 6A PHASE 2

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

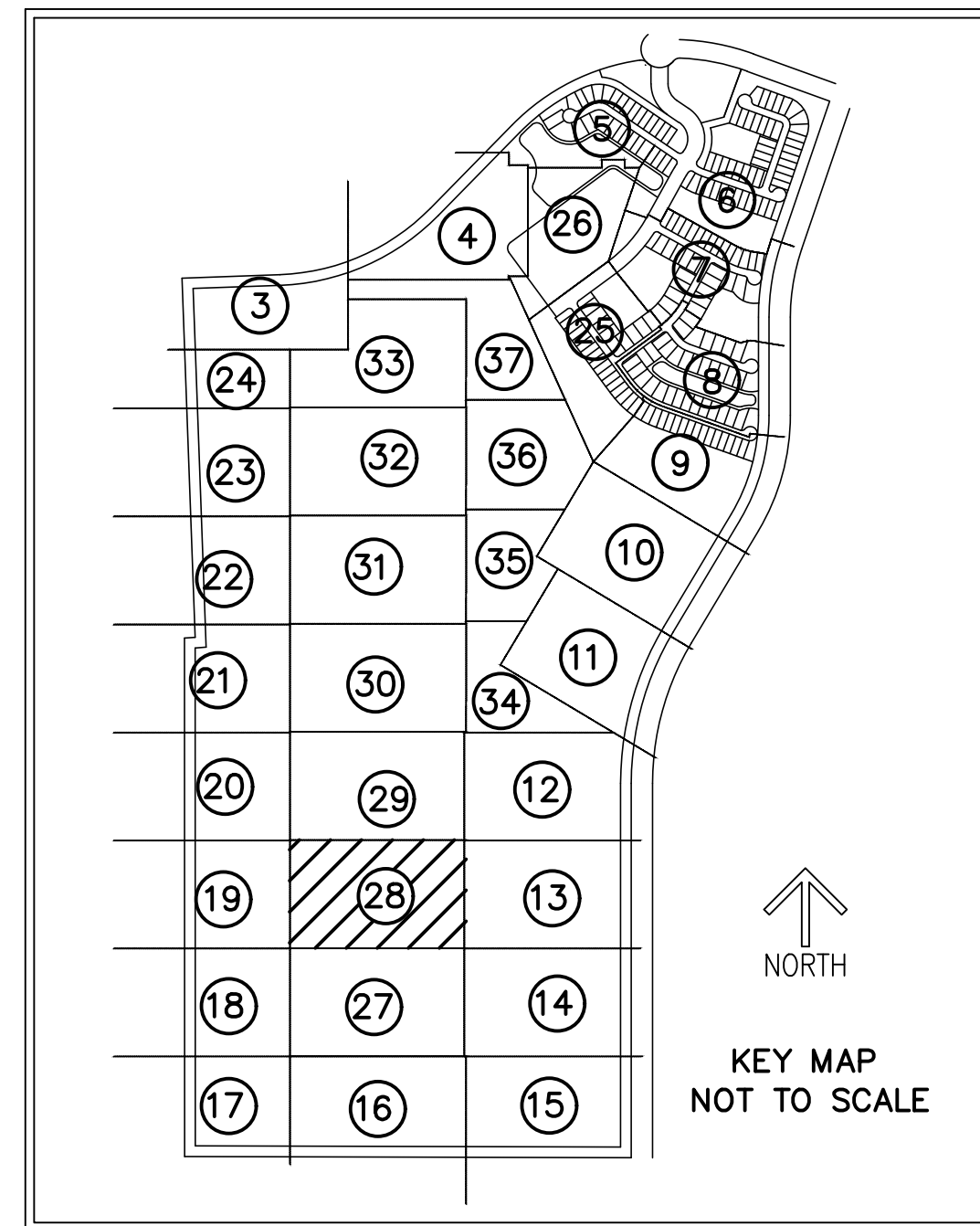
PAGE \_\_\_\_\_

**SHEET 28 OF 37**

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

A PLANNED UNIT DEVELOPMENT  
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 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 29**



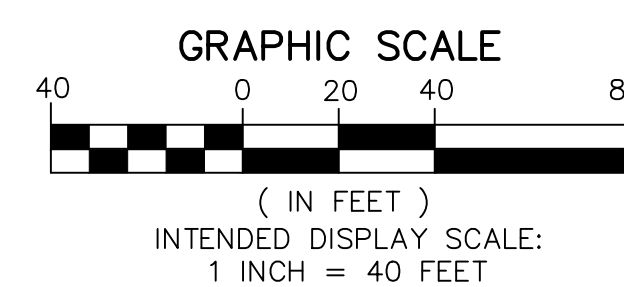
MATCH LINE SHEET 19

MATCH LINE SHEET 13

PARCEL 2A  
 447.701 AC

**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
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- LB - LICENSED BUSINESS
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- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
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- ORB - OFFICIAL RECORD BOOK
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- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
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- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
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- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
 5/8" IRON ROD WITH CAP STAMPED  
 "C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



**MATCH LINE SHEET 27**

# SEVILLE 6A PHASE 2

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

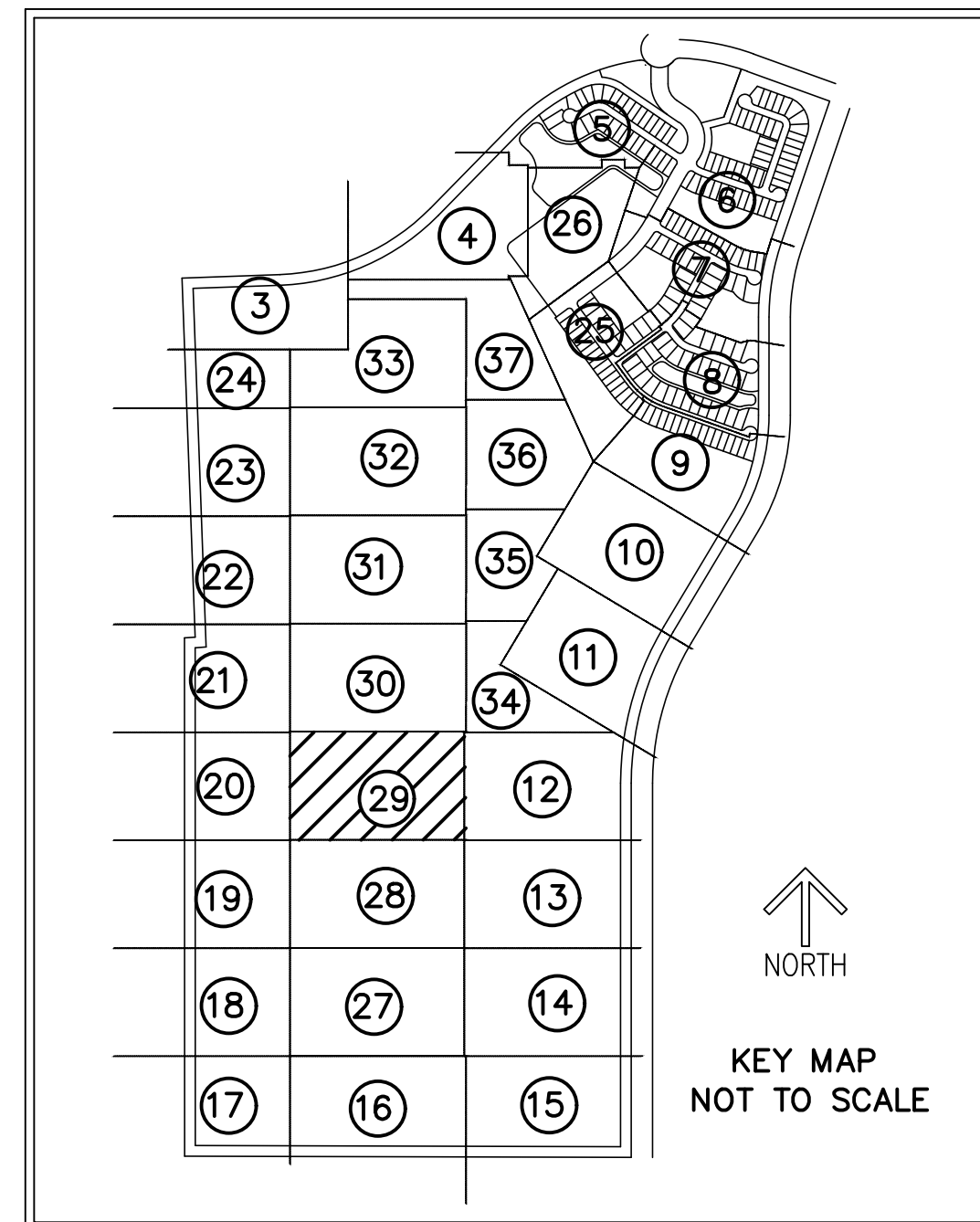
PAGE \_\_\_\_\_

**SHEET 29 OF 37**

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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A PLANNED UNIT DEVELOPMENT  
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 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
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**MATCH LINE SHEET 30**



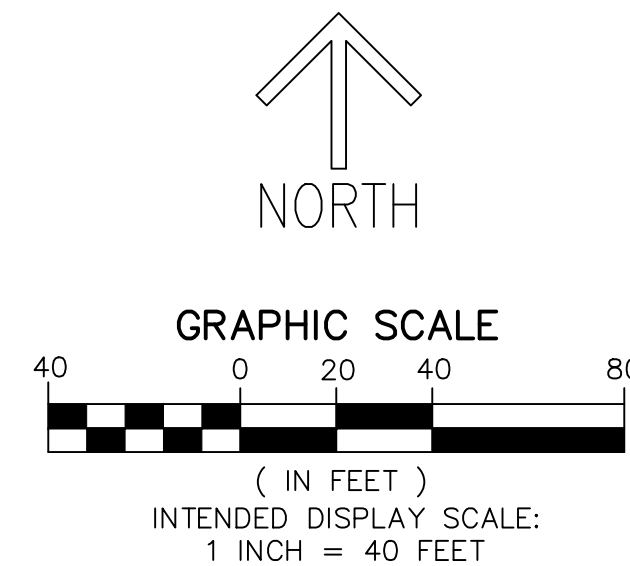
MATCH LINE SHEET 20

MATCH LINE SHEET 12

PARCEL 2A  
447.701 AC

**LEGEND/ABBREVIATIONS**

- ⊕ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
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- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE - LIFT STATION EASEMENT
- WME - WATER MANAGEMENT EASEMENT
- MEB - MAINTENANCE EASEMENT BUFFER
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PDE - PRIVATE DRAINAGE EASEMENT
- PG - PAGE
- PUE - PUBLIC UTILITY EASEMENT
- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
"O&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



**MATCH LINE SHEET 28**

# SEVILLE 6A PHASE 2

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

PAGE \_\_\_\_\_

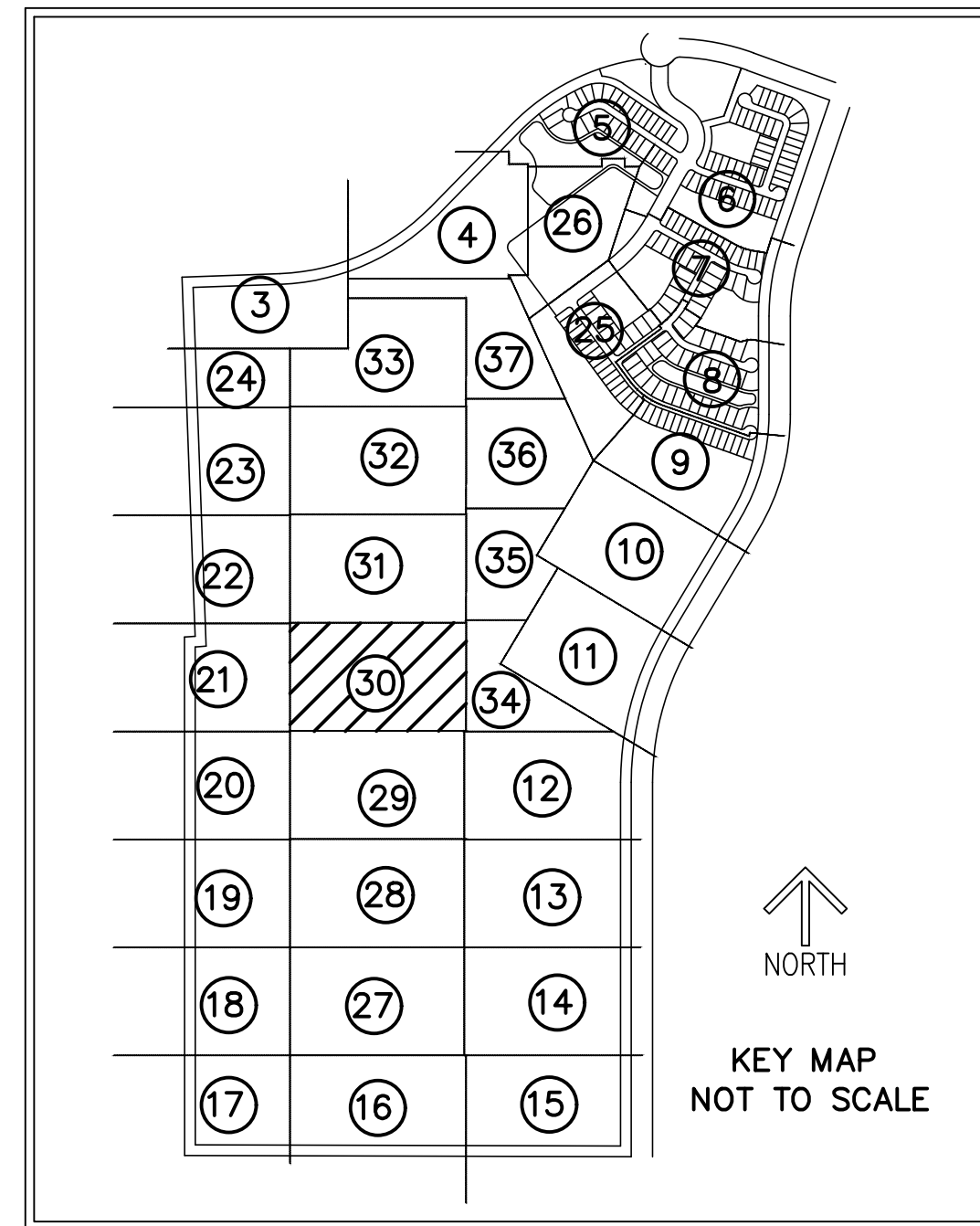
**SHEET 30 OF 37**

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

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 31**

← SOUTH LINE OF SECTION 7  
 ← NORTH LINE OF SECTION 18



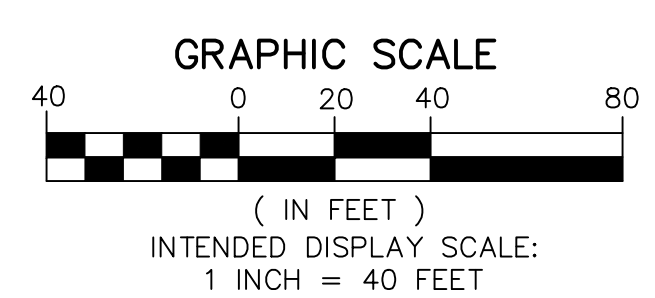
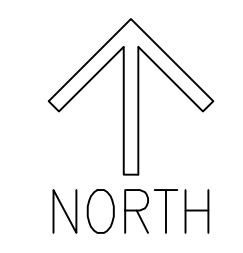
PARCEL 2A  
 447.701 AC

**MATCH LINE SHEET 21**

**MATCH LINE SHEET 34**

**LEGEND/ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
- FE - FENCE EASEMENT
- IQE - IRRIGATION QUALITY EASEMENT
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LSE - LIFT STATION EASEMENT
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- PSLUE - DENOTES PRIVATE UTILITY EASEMENT
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- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- - DENOTES PERMANENT CONTROL POINT



**MATCH LINE SHEET 29**

# SEVILLE 6A PHASE 2

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

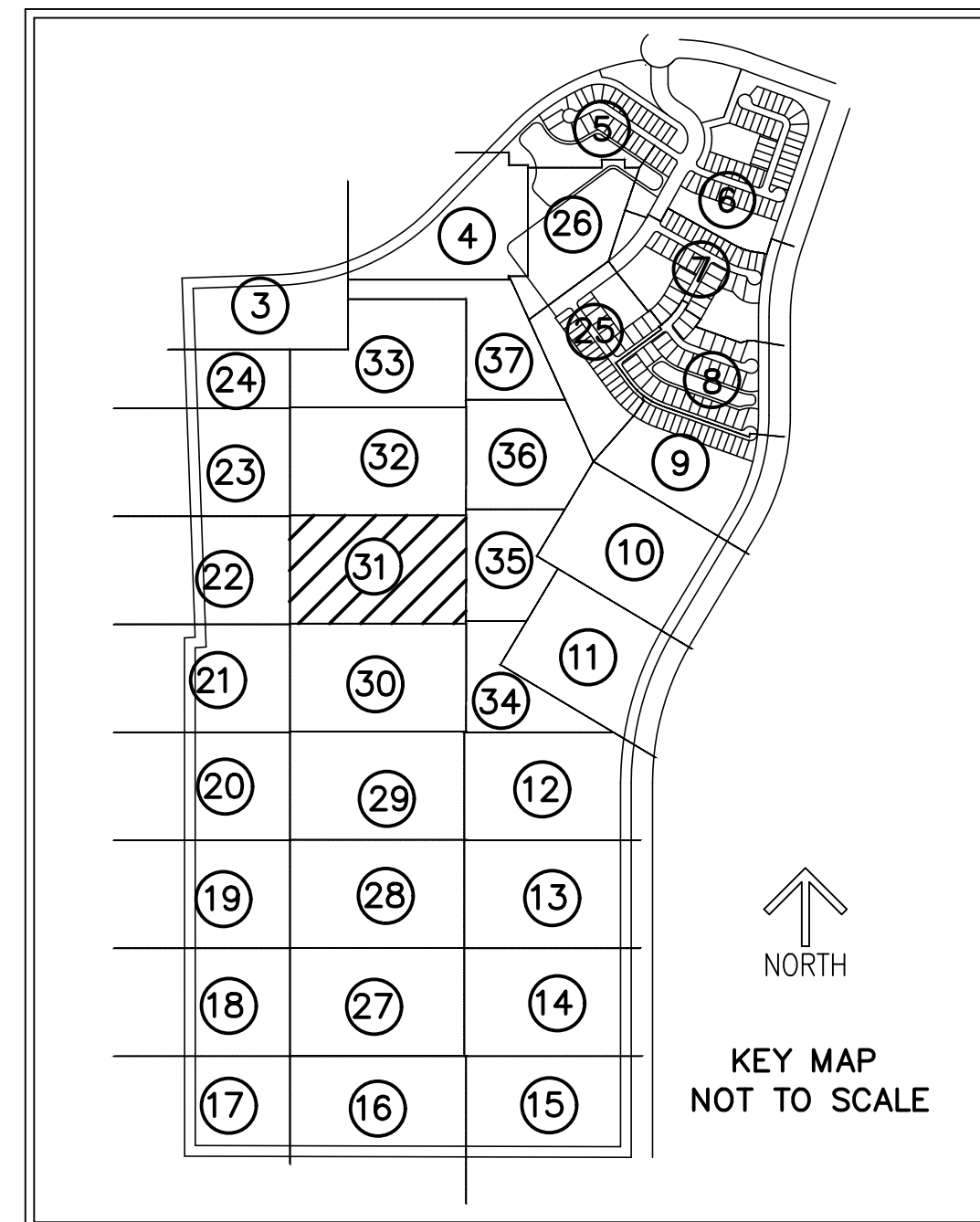
PAGE \_\_\_\_\_

**SHEET 31 OF 37**

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

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
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 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 32**



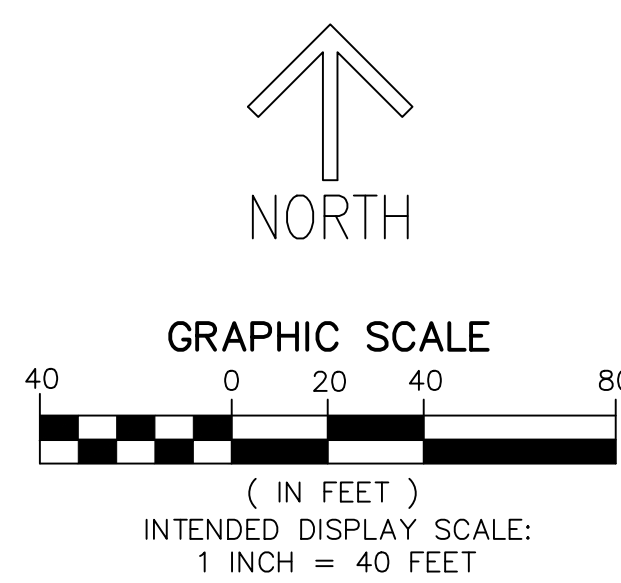
PARCEL 2A  
 447.701 AC

MATCH LINE SHEET 22

MATCH LINE SHEET 35

**LEGEND/ABBREVIATIONS**

- ⊕ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
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- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
 "C&W FROM LB 3591"
- ⊙ - DENOTES PERMANENT CONTROL POINT



**MATCH LINE SHEET 30**

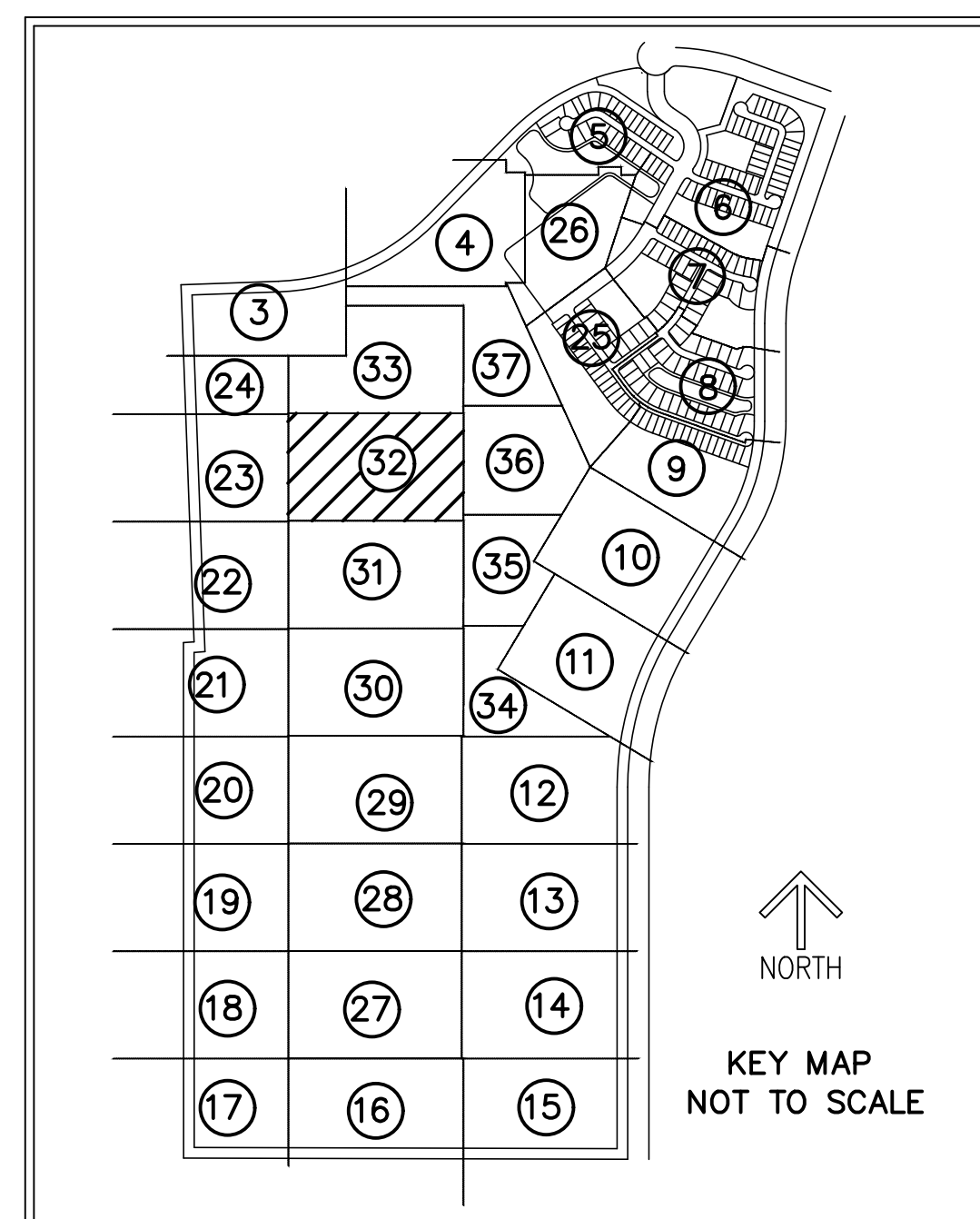
THIS INSTRUMENT PREPARED BY  
 RONNIE L. FURNISS  
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**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
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# SEVILLE 6A PHASE 2

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 32 OF 37**

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
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 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

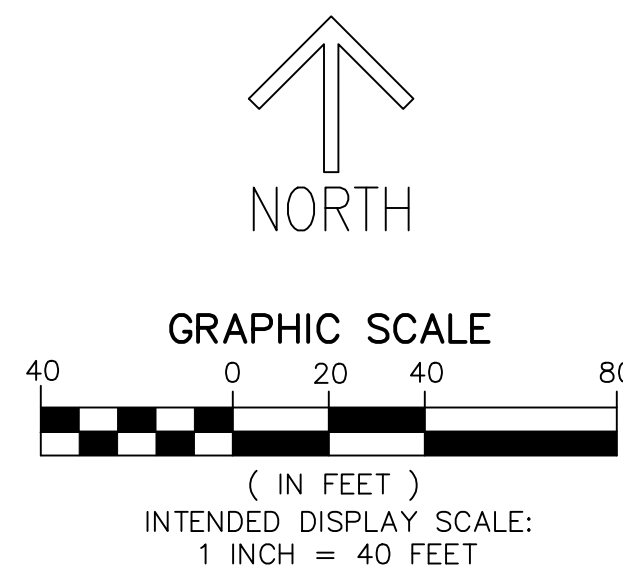
**MATCH LINE SHEET 33**



PARCEL 2A  
447.701 AC

**LEGEND / ABBREVIATIONS**

- CL - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CBE - CONSERVATION BUFFER EASEMENT
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
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- UE - UTILITY EASEMENT
- WMAE - WATER MANAGEMENT ACCESS EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT  
5/8" IRON ROD WITH CAP STAMPED  
"C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT



MATCH LINE SHEET 23

MATCH LINE SHEET 36

**MATCH LINE SHEET 31**



# SEVILLE 6A PHASE 2

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

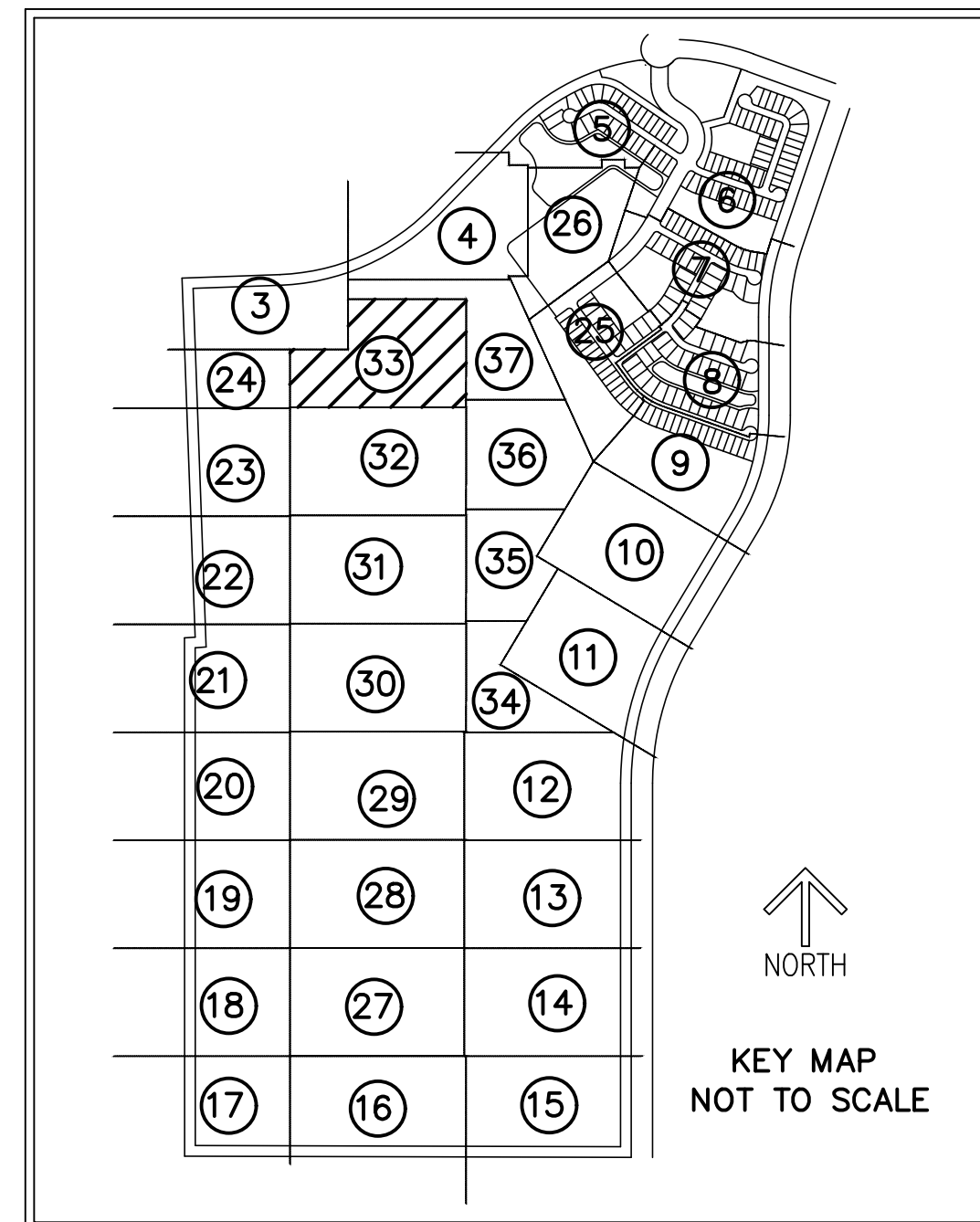
PAGE \_\_\_\_\_

**SHEET 33 OF 37**

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

A PLANNED UNIT DEVELOPMENT  
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 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 37**



**MATCH LINE SHEET 3**

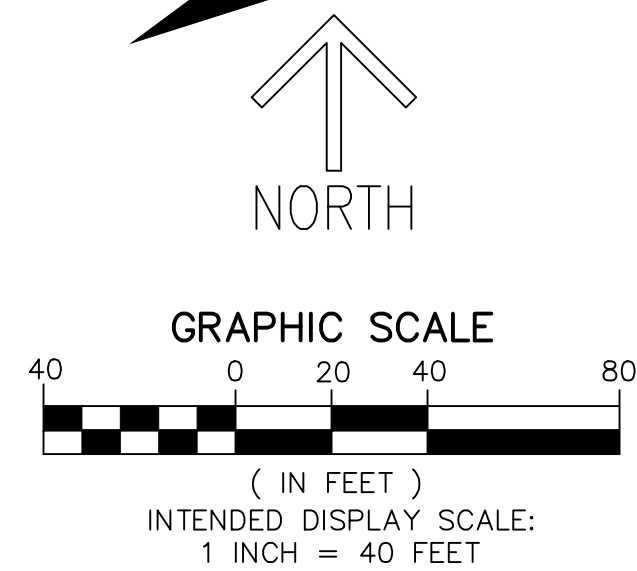
**MATCH LINE SHEET 3**

PARCEL 2A  
 447.701 AC

**MATCH LINE SHEET 37**

**MATCH LINE SHEET 24**

- LEGEND/ABBREVIATIONS**
- ⊙ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
  - EIEE - EMERGENCY INGRESS AND EGRESS EASEMENT
  - FE - FENCE EASEMENT
  - IQE - IRRIGATION QUALITY EASEMENT
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  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT

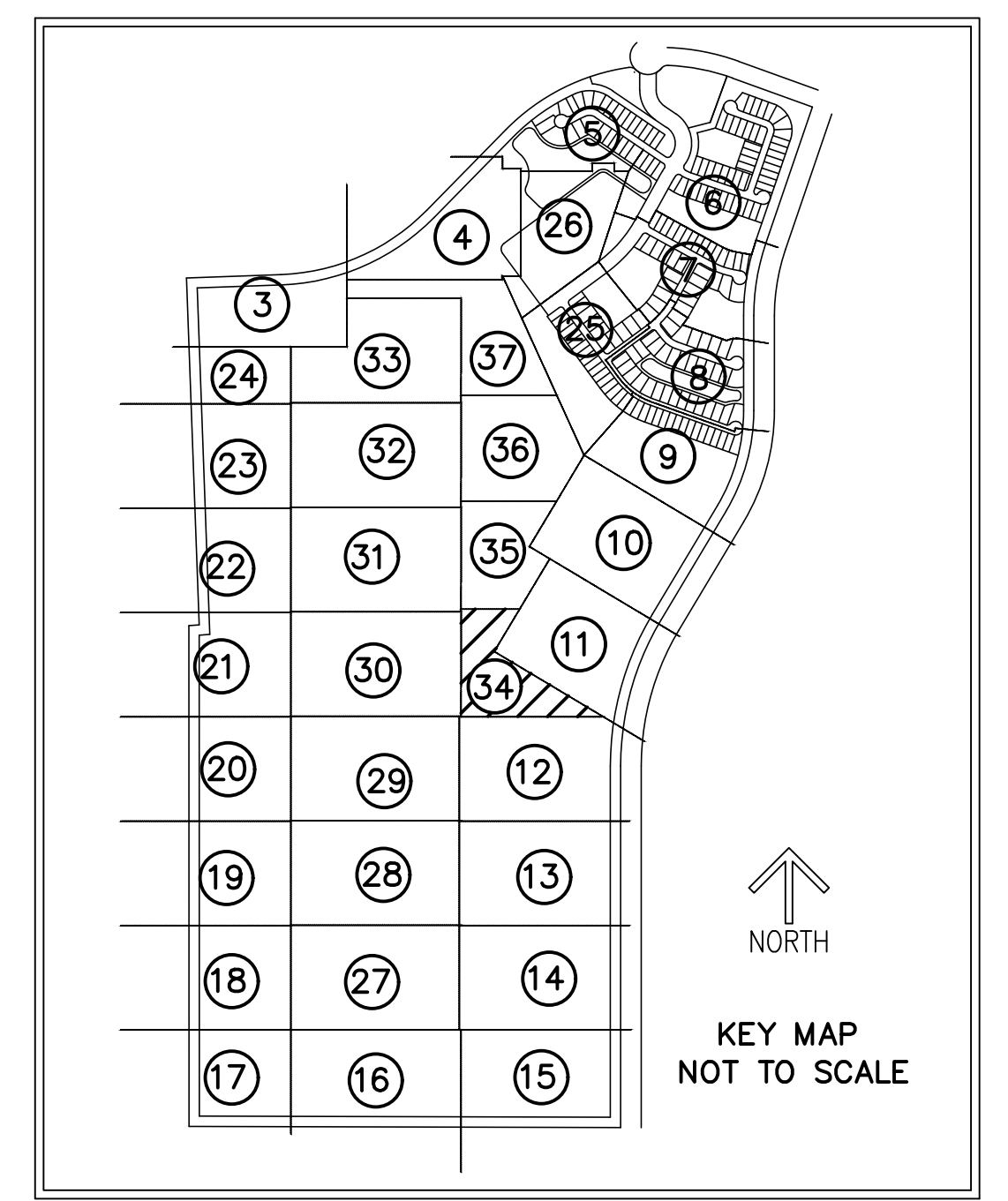


**MATCH LINE SHEET 32**

# SEVILLE 6A PHASE 2

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

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

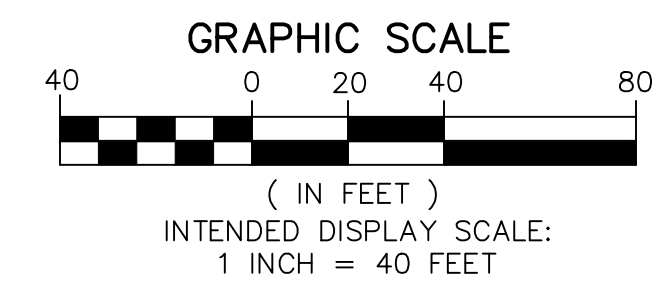
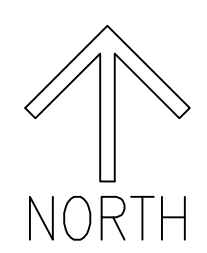


**MATCH LINE SHEET 35**



SOUTH LINE OF SECTION 7  
NORTH LINE OF SECTION 18

**MATCH LINE SHEET 11**



**MATCH LINE SHEET 30**

PARCEL 2A  
447.701 AC

**MATCH LINE SHEET 11**

EAST LINE OF THE  
NW 1/4 SECTION 18  
WEST LINE OF THE  
NE 1/4 SECTION 18

**MATCH LINE SHEET 12**

- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
  - AC - ACRES
  - CB - CHORD BEARING
  - CBE - CONSERVATION BUFFER EASEMENT
  - CD - CHORD DISTANCE
  - DE - DRAINAGE EASEMENT
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  - PG - PAGE
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  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT

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

# SEVILLE 6A PHASE 2

PLAT BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_  
**SHEET 35 OF 37**

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
 RECORDED IN PLAT BOOK 106, PAGE 1, OF THE PUBLIC  
 RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 7  
 AND 18, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF  
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**MATCH LINE SHEET 36**

**MATCH LINE SHEET 31**

PARCEL 2A  
 447.701 AC

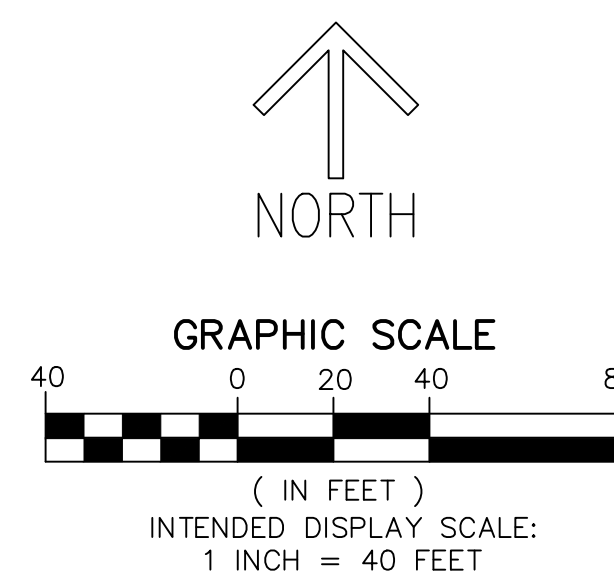
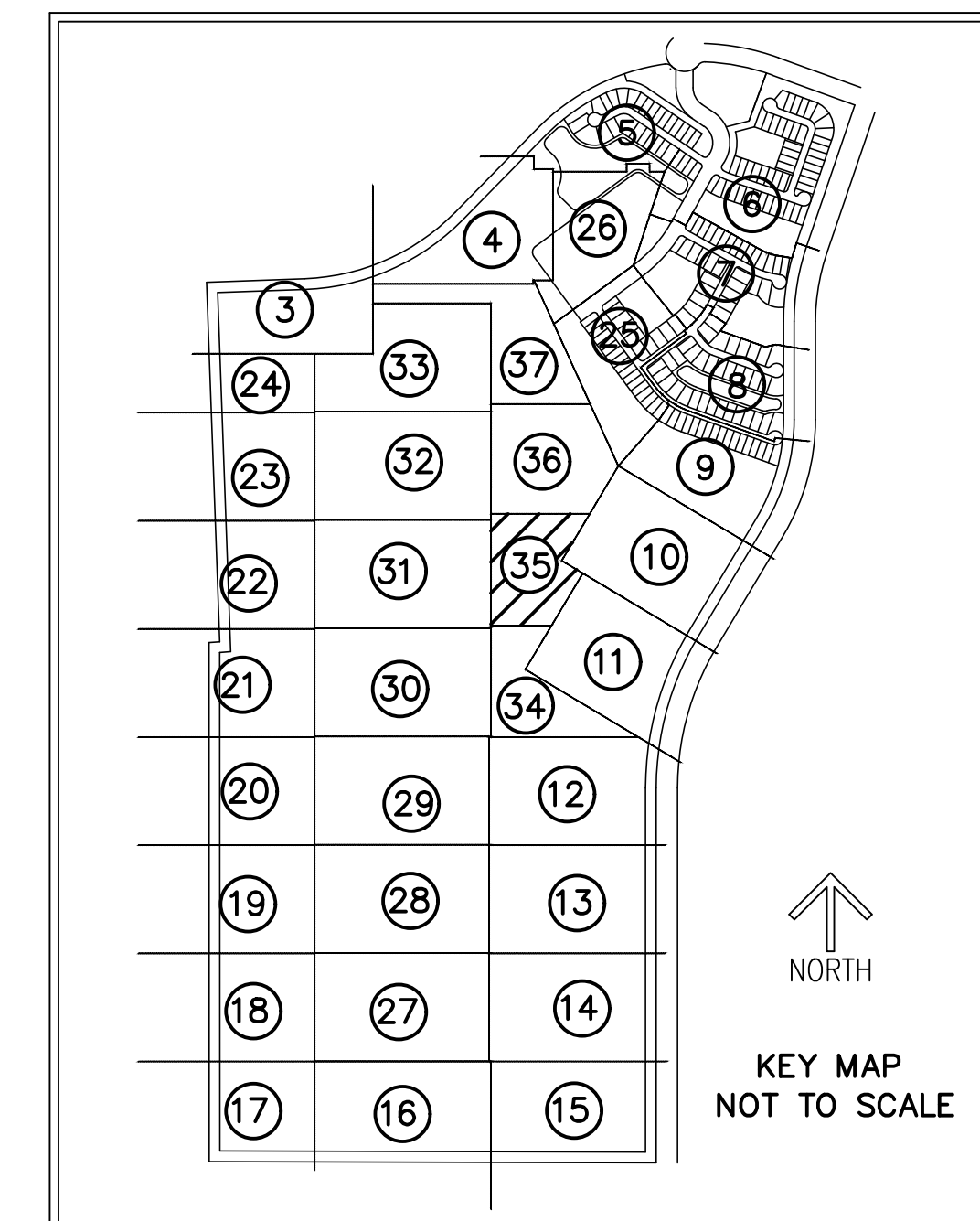
**MATCH LINE SHEET 10**

**MATCH LINE SHEET 10**

**MATCH LINE SHEET 11**

**MATCH LINE SHEET 34**

EAST LINE OF THE  
 SW 1/4 SECTION 7  
 WEST LINE OF THE  
 SE 1/4 SECTION 7

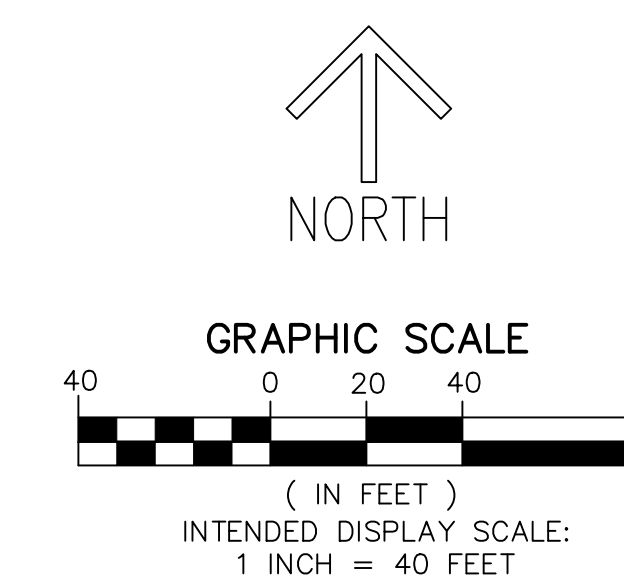
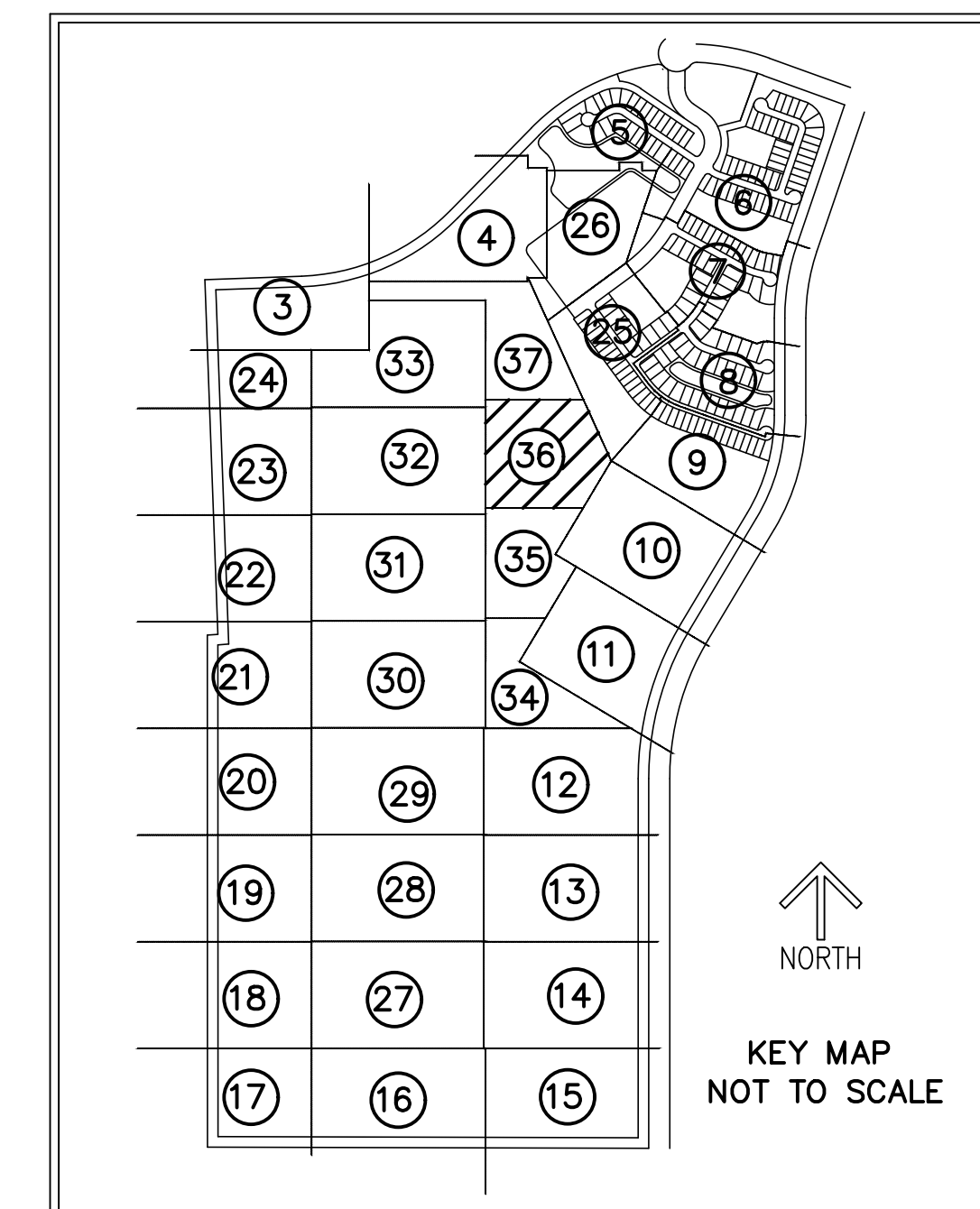


- LEGEND/ABBREVIATIONS**
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  - - DENOTES PERMANENT CONTROL POINT

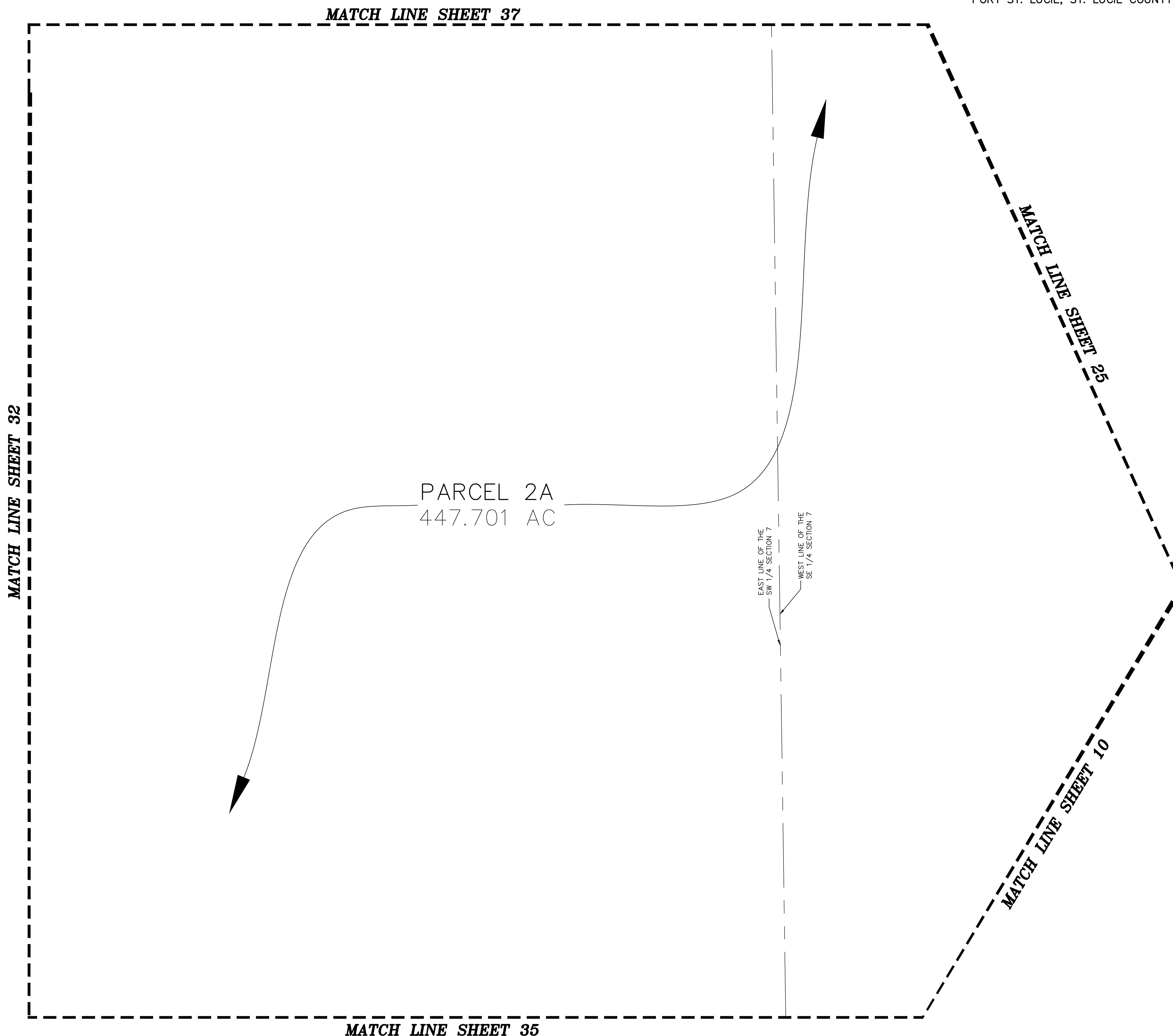
THIS INSTRUMENT PREPARED BY  
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# SEVILLE 6A PHASE 2

A PLANNED UNIT DEVELOPMENT  
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# SEVILLE 6A PHASE 2

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF PARCEL 2, SEVILLE PHASE 1, AS  
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MATCH LINE SHEET 4

MATCH LINE "A"  
 THIS SHEET

MATCH LINE SHEET 4

MATCH LINE  
 SHEET 3

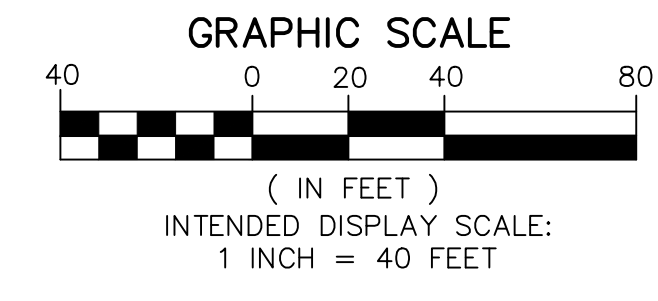
MATCH LINE SHEET 4

PARCEL 2A  
 447.701 AC

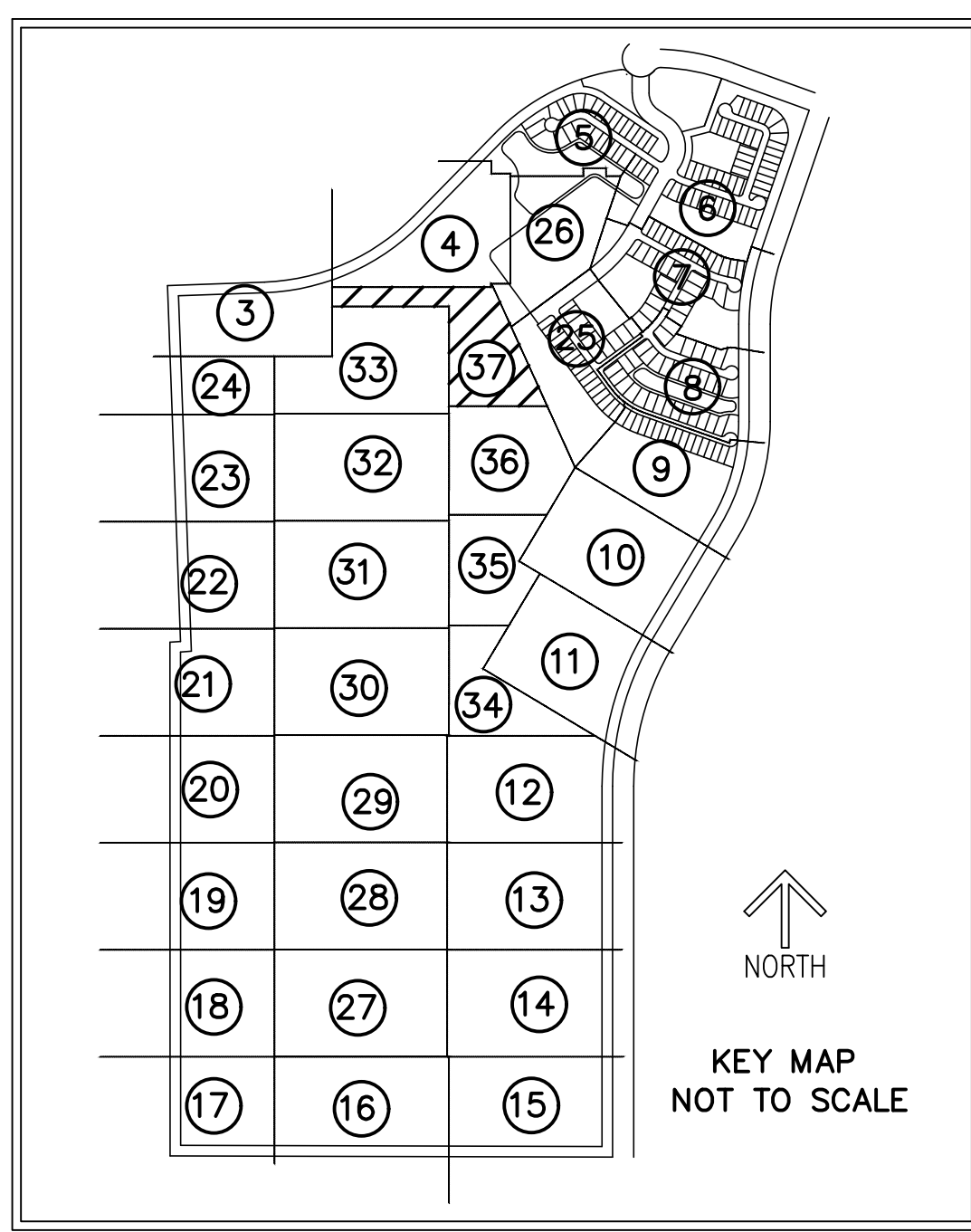
MATCH LINE "A"  
 THIS SHEET

MATCH LINE SHEET 33

MATCH LINE SHEET 33



- LEGEND/ABBREVIATIONS**
- ☉ - CENTERLINE
  - Δ - DELTA (CENTRAL ANGLE)
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  - PG - PAGE
  - PUE - PUBLIC UTILITY EASEMENT
  - PSLUE - DENOTES PRIVATE UTILITY EASEMENT
  - R - RADIUS
  - (R) - INDICATES RADIAL LINE
  - RBE - ROADWAY BUFFER EASEMENT
  - SF - SQUARE FEET
  - UE - UTILITY EASEMENT
  - WMAE - WATER MANAGEMENT ACCESS EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT
  - 5/8" IRON ROD WITH CAP STAMPED "O&W FRM LB 3591"
  - - DENOTES PERMANENT CONTROL POINT



PARCEL 2A  
 447.701 AC

MATCH LINE SHEET 36

MATCH LINE SHEET 26

MATCH LINE SHEET 25

EAST LINE OF THE  
 SW 1/4 SECTION 7  
 WEST LINE OF THE  
 SE 1/4 SECTION 7