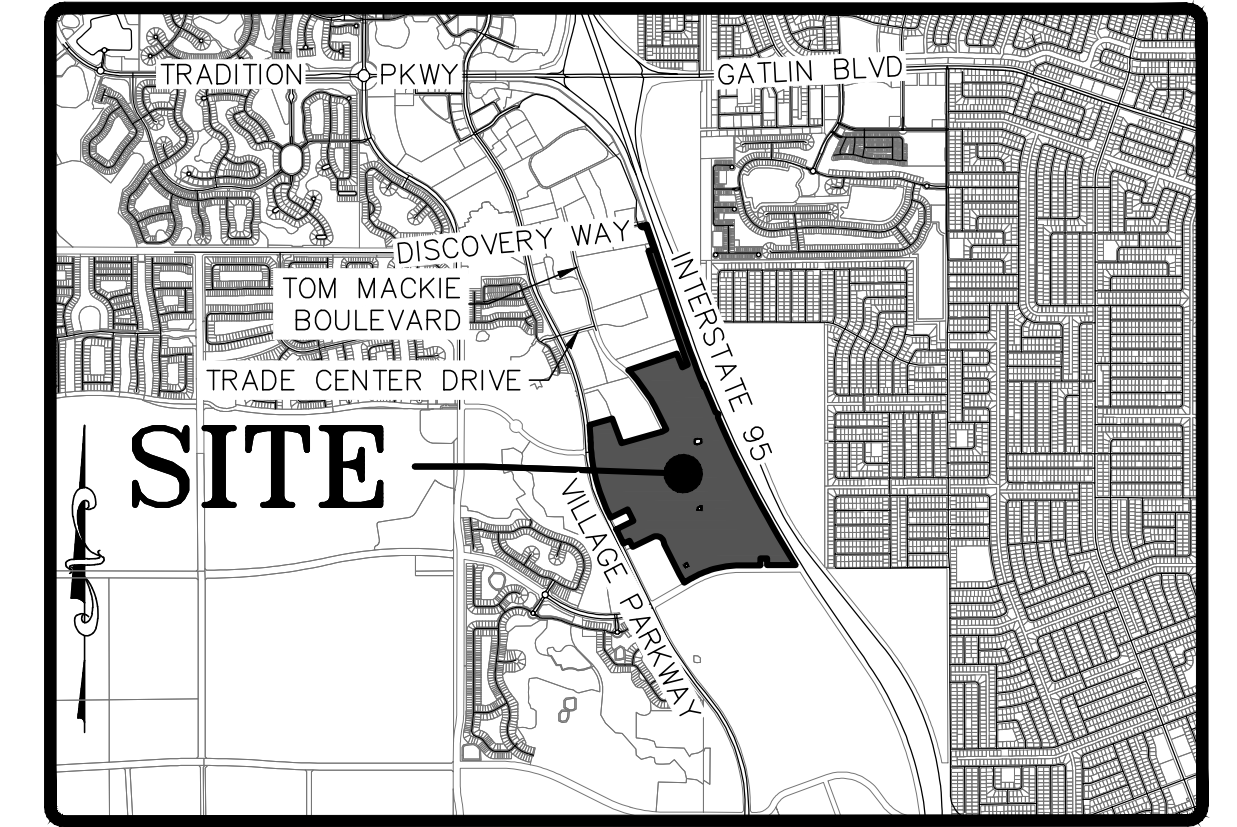


SOUTHERN GROVE PLAT NO. 40

PLAT BOOK _____
PAGE _____

DOCKET NO. _____

BEING A REPLAT OF TRACT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.



SITE MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PORT ST. LUCIE, COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT 3, SOUTHERN GROVE PLAT NO. 32, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 90, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS & EXCEPT

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, ALONG THE WEST LINE OF SAID PARCEL 1 AND THE NORTHERLY PROJECTION THEREOF, NORTH 25°57'22" WEST, A DISTANCE OF 1697.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE; NORTH 25°57'22" WEST, A DISTANCE OF 270.00 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 64°02'38" EAST, A DISTANCE OF 403.40 FEET; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 64°02'38" WEST, A DISTANCE OF 403.40 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA AND BEING A PORTION OF PARCEL 1, SOUTHERN GROVE PLAT NO. 23, AS RECORDED IN PLAT BOOK 77, PAGES 23 THROUGH 26, OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY SOUTHWEST CORNER OF SAID PARCEL 1; THENCE, ALONG THE WEST LINE OF SAID PARCEL 1 AND THE NORTHERLY PROJECTION THEREOF, NORTH 25°57'22" WEST, A DISTANCE OF 1697.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE; NORTH 25°57'22" WEST, A DISTANCE OF 270.00 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 64°02'38" EAST, A DISTANCE OF 403.40 FEET; THENCE SOUTH 25°57'22" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 64°02'38" WEST, A DISTANCE OF 403.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 258.39 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE
CITY OF PORT ST. LUCIE

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, AND THE ST. LUCIE COUNTY FIRE DISTRICT, THE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SOUTHERN GROVE PLAT NO. 40", BEING IN ST. LUCIE COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. ALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND PREVIOUSLY DEDICATED TO THE CITY OF PORT ST. LUCIE, FLORIDA POWER & LIGHT, TRADITION COMMERCIAL ASSOCIATION, A FLORIDA NOT FOR PROFIT CORPORATION, SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, THEIR SUCCESSORS AND/OR ASSIGNS ON SOUTHERN GROVE PLAT NO. 23, RECORDED IN PLAT BOOK 77, PAGE 23, 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 OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN THAT SUCH EASEMENTS SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE VACATED, ANNULLED OR TERMINATED AND ARE HEREBY REAFFIRMED.

2. TRACT RW-1 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, DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE CITY OF PORT ST. LUCIE, FLORIDA.

3. THE UTILITY EASEMENT (U.E.) AS SHOWN HEREON IS A UTILITY EASEMENT WHICH IS HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE ("CITY"), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, ALONG WITH A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO, OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES, AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. THE OWNERS OF PARCEL 1 AND PARCEL 3, THEIR SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY THEREFORE. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS OF SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE.

4. WATER MANAGEMENT TRACTS (WMT-1 AND WMT-2) SHOWN ON THIS PLAT ARE 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. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), 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 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE, AND SURFACE WATER MANAGEMENT, NON-EXCLUSIVE DRAINAGE AND IRRIGATION EASEMENTS, TOGETHER WITH INGRESS AND EGRESS EASEMENTS, OVER THE LAKE MAINTENANCE EASEMENTS AND IRRIGATION EASEMENTS OVER THE WATER MANAGEMENT TRACTS ARE HEREBY DEDICATED TO TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM, AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACTS.

NOTE: SAID WATER MANAGEMENT TRACTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE, MAINTENANCE, AND STORMWATER MANAGEMENT PURPOSES FOR DRAINAGE FROM TOM MACKIE BOULEVARD, HEGENER DRIVE, TRADE CENTER DRIVE OR ANY CITY ROADWAY DRAINAGE TO BE CONVEYED THROUGH THIS SYSTEM, IN ACCORDANCE WITH THE DRAINAGE OR SURFACE WATER MANAGEMENT PERMITS ISSUED FROM TIME TO TIME FOR THE LANDS SUBJECT TO THIS PLAT. THE CITY OF PORT ST. LUCIE SHALL BE ALLOWED TO MAINTAIN IN THE EVENT THE RESPONSIBLE ENTITY FAILS TO PROPERLY MAINTAIN SAID TRACTS AND EASEMENTS.

5. THE ACCESS EASEMENT SHOWN OR DESCRIBED ON THIS PLAT IS 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. 6, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 6"), 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 672-712 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ("DISTRICT

CERTIFICATE OF OWNERSHIP & DEDICATION CONTINUED

INTERLOCAL AGREEMENT"), ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING INGRESS AND EGRESS.

IN WITNESS WHEREOF, THE ABOVE NAMED PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20____.

PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION

PRINT NAME: _____, POSITION: _____

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, THE _____ OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

PRINT NAME: _____, POSITION: _____

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____

IN WITNESS WHEREOF, THE ABOVE NAMED ST. LUCIE COUNTY FIRE DISTRICT, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20____.

ST. LUCIE COUNTY FIRE DISTRICT

PRINT NAME: _____, POSITION: _____

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, THE _____ OF ST. LUCIE COUNTY FIRE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

PRINT NAME: _____, POSITION: _____

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

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 INGRESS/EGRESS EASEMENT, ACCESS EASEMENT, DRAINAGE AND IRRIGATION EASEMENT, AND WATER MANAGEMENT TRACT 1, 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 TRACT 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. 5 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 _____, 20____.

CHAIRMAN _____ SECRETARY _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, THE _____ OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
NOTARY SEAL
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____, THE _____ OF TRADITION COMMUNITY DEVELOPMENT DISTRICT 1, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
NOTARY SEAL
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF _____

THE UNDERSIGNED, _____, AN ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT, AS OF THE _____ DAY OF _____, 20____:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PORT ST. LUCIE GOVERNMENTAL FINANCE CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, AND THE ST. LUCIE COUNTY FIRE DISTRICT, THE ENTITIES EXECUTING THE DEDICATION.
- (2) THERE ARE NO MORTGAGES OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREIN.
- (3) THAT ALL COUNTY TAXES AND ASSESSMENTS ARE PAID TO DATE.
- (4) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2019.
- (5) NO CONFLICTING RIGHTS-OF-WAY, EASEMENTS OR PLATS EXIST.

DATED THIS _____ DAY OF _____, 20____.

SIGNED: _____
PRINTED NAME: _____
FIRM: _____
FLORIDA BAR NO. _____

APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF ST. LUCIE, CITY OF PORT ST. LUCIE

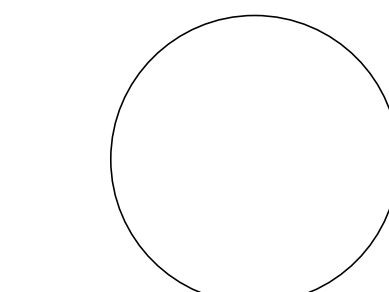
IT IS HEREBY CERTIFIED THAT THIS PLAT OF "SOUTHERN GROVE PLAT NO. 40", HAS BEEN OFFICIALLY APPROVED FOR RECORD, BY THE CITY COUNCIL, OF THE CITY OF PORT ST. LUCIE, FLORIDA AND THAT ALL DEDICATIONS HEREIN TO THE CITY OF PORT ST. LUCIE ARE ACCEPTED, THIS _____ DAY OF _____, 20____.

CITY OF PORT ST. LUCIE

SALLY WALSH, CITY CLERK SHANNON M. MARTIN, MAYOR

SEAL
CLERK OF
THE COURT

SEAL
CITY OF PORT
SAINT LUCIE



EDC PROJECT #21-370
CITY OF PORT ST. LUCIE
PROJECT NO. P21-263
PSLUSD FILE NO. 1-0007

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 _____, 20____.

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

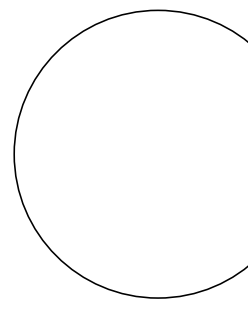
SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF SOUTHERN GROVE PLAT NO. 40 IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PORT ST. LUCIE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS _____ DAY OF _____, 20____.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC. LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

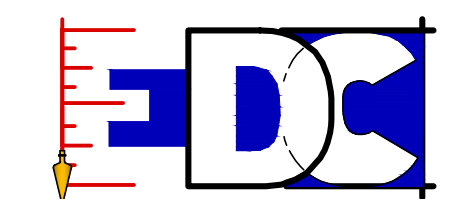
SEAL
SURVEYOR



NOTES:

- 1. 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 2. 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.
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 2, SOUTHERN GROVE PLAT NO. 26, AS SHOWN IN THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 35, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID SOUTH LINE HAS A BEARING OF NORTH 73°47'50" EAST.
- 4. PLAT CONTAINS 258.39 ACRES, MORE OR LESS.
- 5. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.
- 6. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556



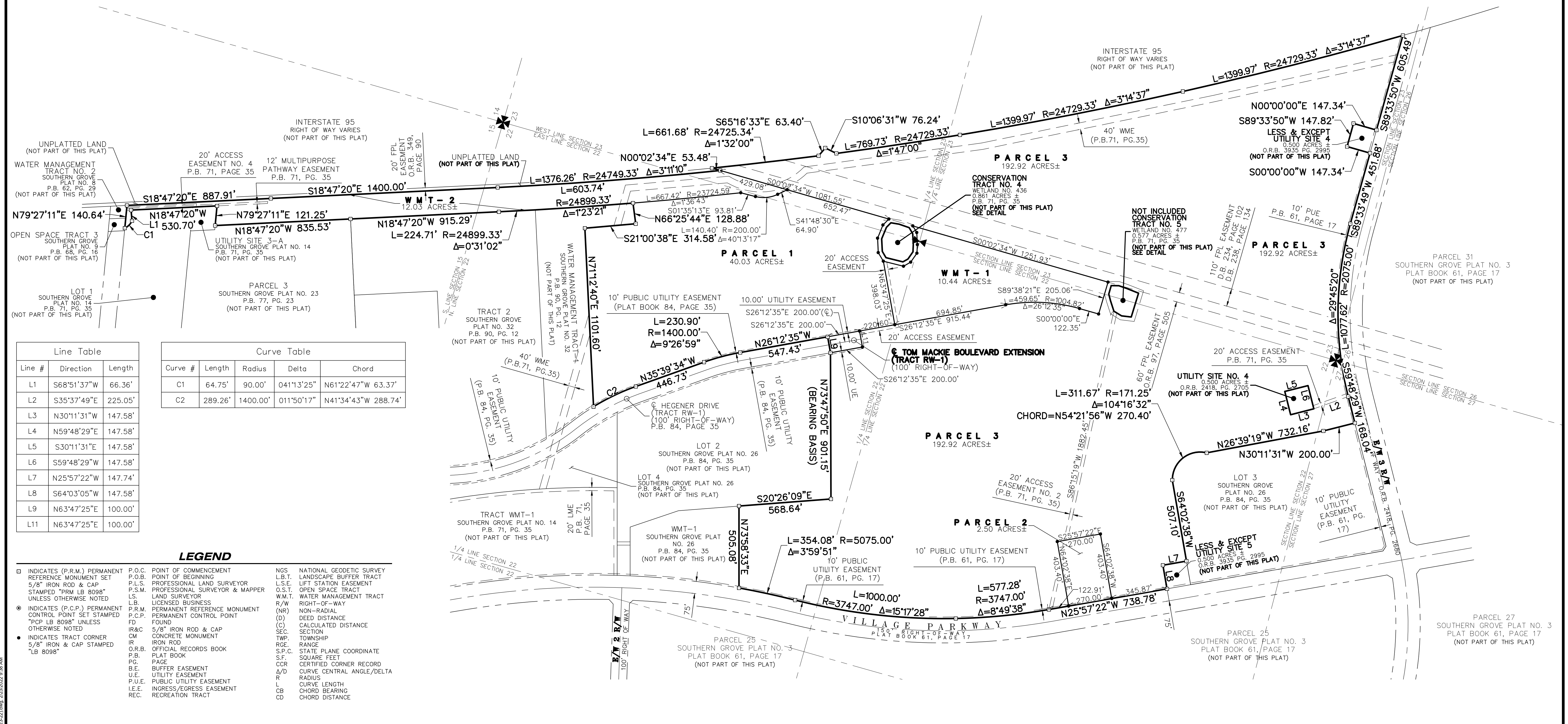
ENGINEERS & SURVEYORS & ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 9936

SOUTHERN GROVE PLAT NO. 40

BEING A REPLAT OF TRACT 3 OF THE PLAT OF SOUTHERN GROVE PLAT NO. 32, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTIONS 15, 22, 23, 26 & 27, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO. _____



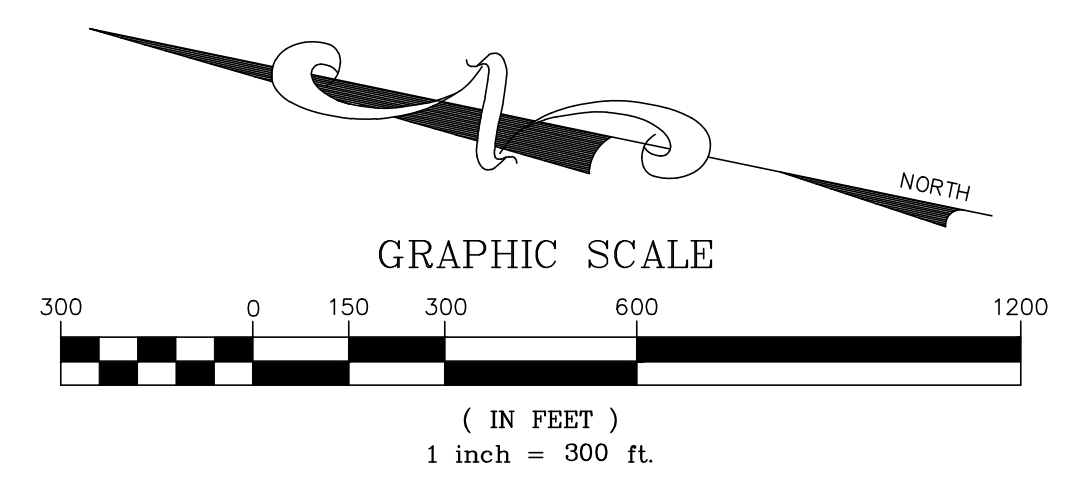
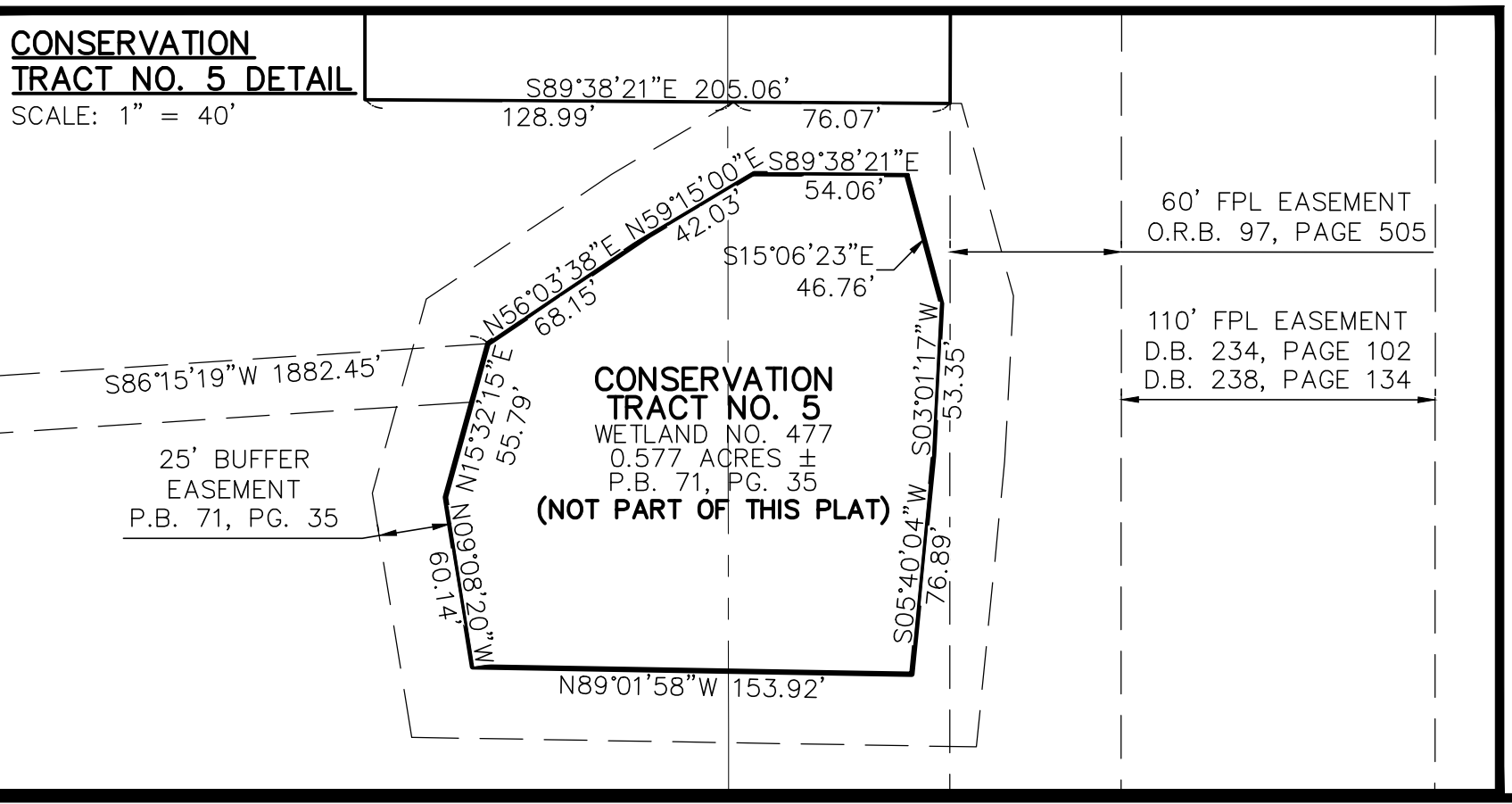
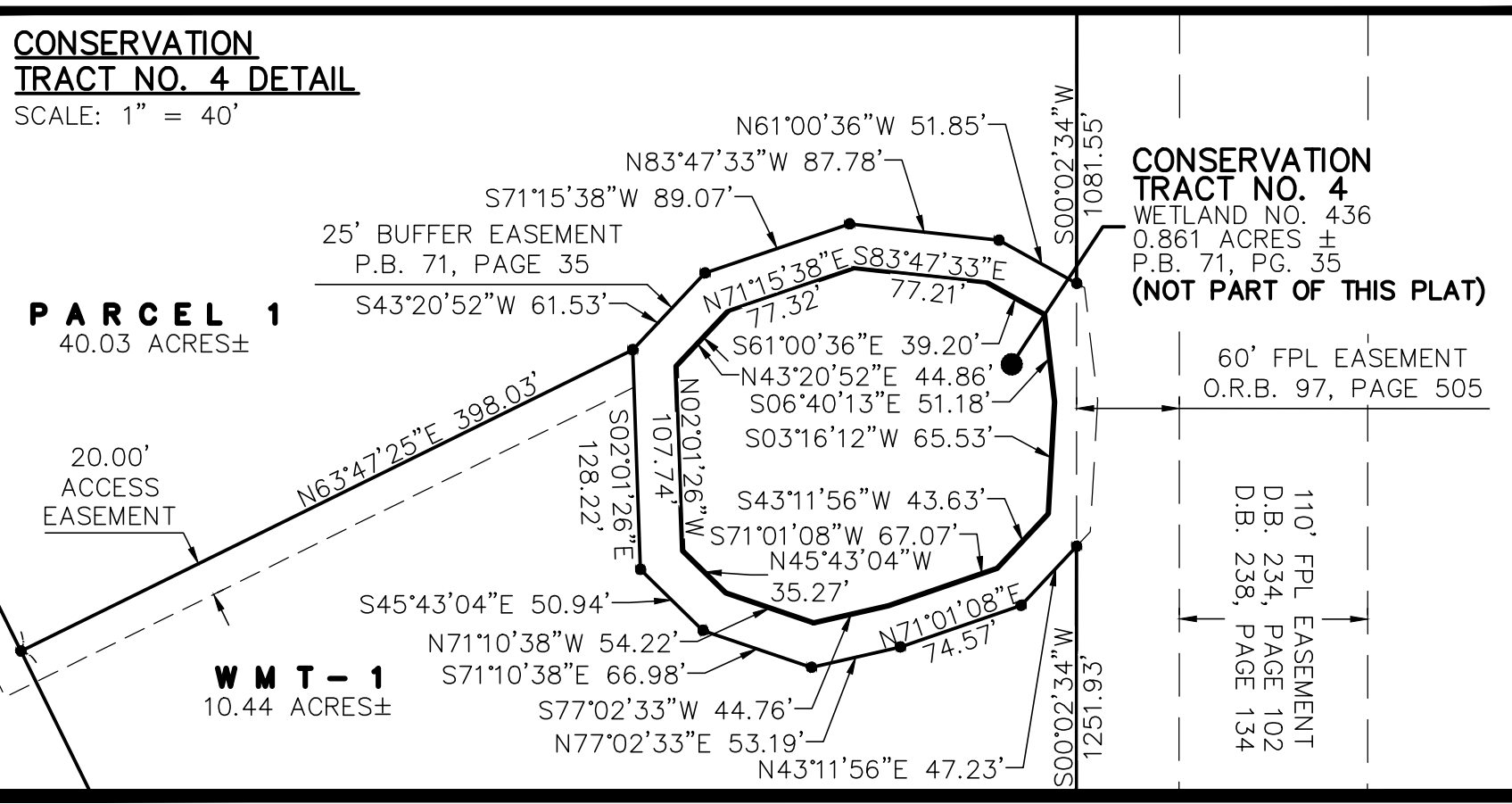
Line Table

Line #	Direction	Length
L1	S68°51'37\"W	66.36'
L2	S35°37'49\"E	225.05'
L3	N30°11'31\"W	147.58'
L4	N59°48'29\"E	147.58'
L5	S30°11'31\"E	147.58'
L6	S59°48'29\"W	147.58'
L7	N25°57'22\"W	147.74'
L8	S64°03'05\"W	147.58'
L9	N63°47'25\"E	100.00'
L11	N63°47'25\"E	100.00'

Curve Table

Curve #	Length	Radius	Delta	Chord
C1	64.75'	90.00'	041°13'25\"	N61°22'47\"W 63.37'
C2	289.26'	1400.00'	011°50'17\"	N41°34'43\"W 288.74'

- LEGEND**
- INDICATES (P.E.M.) PERMANENT REFERENCE MONUMENT SET 5/8\" IRON ROD & CAP STAMPED \"PRM LB 8098\" UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED \"PCP LB 8098\" UNLESS OTHERWISE NOTED
 - INDICATES TRACT CORNER 5/8\" IRON & CAP STAMPED \"LB 8098\"
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
 - L.S. LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - FD FOUND
 - IR&C 5/8\" IRON ROD & CAP CONCRETE MONUMENT
 - CM CONCRETE MONUMENT
 - IR IRON ROD
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PG. PAGE
 - B.E. BUFFER EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - I.E.E. INGRESS/EGRESS EASEMENT
 - REC. RECREATION TRACT
 - NGS NATIONAL GEODETIC SURVEY
 - L.B.T. LANDSCAPE BUFFER TRACT
 - L.S.E. LIFT STATION EASEMENT
 - O.S.T. OPEN SPACE TRACT
 - W.M.T. WATER MANAGEMENT TRACT
 - R/W RIGHT-OF-WAY
 - (NR) NON-RADIAL
 - (D) DEED DISTANCE
 - (C) CALCULATED DISTANCE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - S.F.C. STATE PLANE COORDINATE
 - S.F. SQUARE FEET
 - CCR CERTIFIED CORNER RECORD
 - A/D CURVE CENTRAL ANGLE/DELTA
 - R RADIUS
 - L CURVE LENGTH
 - CB CHORD BEARING
 - CD CHORD DISTANCE



PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5556

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L.B. CERTIFICATE OF AUTHORIZATION 6098

EDC PROJECT #21-370
CITY OF PORT ST. LUCIE
PROJECT NO. P21-263
PLSUSD FILE NO. 1-0007

SHEET 2 OF 2